THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190319646**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is:$200,000.00. Affiant Subscribed and sworn to before me, this29th day of April, 2019. Notary Public My Commission Expires:

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

Karen Johnson Davidson County
Batch# 224953 DEEDWARR
05/02/2019 02:05:19 PM 2 pgs
Fees: $13.00 Taxes: $740.00

20190502-0041110

WARRANTY DEED

Address New Owner: Audrey C. Moody 245 Cana Circle Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 129-11-0A-245.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **W. Grant Randolph, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Audrey C. Moody, unmarried**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 245 as shown on the Condominium Site Plan, Plat for Phase 1B of Lot 2, The Cloister at St. Henry, filed as Exhibit "B" to and established by the Master Deed of record in Book 6237, Page 665 and amended in Book 6834, Page 449, Register' s Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to LEROY E. SMITH, UNMARRIED, by deed from MARY KATHRYN MULLOY GRIFFIN, of record in Book 10024, page 12 , dated April 18, 1996 , said Register's Office. The said Leroy E. Smith having since died testae on or about December 31, 2017 devising subject property to W. GRANT RANDOLPH, pursuant to his will of record in the Seventh Circuit Probate Court of Davidson County, Tennessee, Docket No. 18P-076.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 129-11-0A-245.00 CO.

Matters shown on the Plan of record Plat Book 6250, Page 585, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in the Master Deed for the Cloister at St. Henry, Phase 1B, (A Horizontal Property Regime) as Book 6237, page 665, as amended in Book 6519, page 187, Book 6834, page 449, Book 7590, page 273, Instrument No. 20101228-0102374 and Instrument No. 20140219-0014189, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Book 4191, page 157, said Register's Office.

Ground Lease of record as Book 6208, page 137, said Register's Office.

Storm Water Detention Agreement of record in Book 6145, page 293 and Book 6824, page 870, said Register's Office.

Easement granted to Comcast of Nashville I, LLC of record in Instrument No. 20131021-0109631, said Register's Office.

This is improved property located at 245 Cana Circle Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of April, 2019.

W. Grant Randolph

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, W. Grant Randolph, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of April, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022