RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

**WARRANTY DEED**

Karen Johnson Davidson County
Batch# 228773 **DEEDWARR**
05/13/2019 08:35:07 AM 2 pgs
Fees: $13.00 Taxes: $854.70

20190513-0044376

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9 day of May, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 8, 2021

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Sheila Jacobs | | 129 11 0A 410.00 |
| (NAME) | (NAME) SAME | |
| 410 Siena Dr | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37205 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Rhonda C. Bastoky, married, Glenda Polk, married, Candy McFarlin, a/k/a Candy Mafarlin, married, and Virginia Elaine Greer, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sheila Jacobs, unmarried,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being both the Fee Simple and the Leasehold interests in Unit No. 410 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, as to the Fee Simple interest, to Rhonda C. Bastoky, Glenda Polk, Candy McFarlin (incorrectly spelled Mafarlin on the deed), and Virginia Elaine Greer, as Joint Tenants by Warranty Deed from St. Henry's Property Development, Inc. dated February 15, 2011 and recorded February 18, 2011 as Instrument No. 20110218-0013935, in said Register's Office for Davidson County, Tennessee.

Being also the same property conveyed, as to the Leasehold interest, to Rhonda C. Bastoky, Glenda Polk, Candy McFarlin (incorrectly spelled Mafarlin on the deed), and Virginia Elaine Greer, as Joint Tenants, by that Sublease and Conveyance of Condominium Apartment from Helen M. Walker, unmarried, dated April 7, 2006, and recorded April 17, 2006, as Instrument No. 20060417-0043150, in said register's office.

This conveyance is subject to all restrictive covenants, easements, conditions and other matters of record, including but not limited to all matters appearing on any applicable plat of record, including, but not limited to, the St. Henry's Property Develpoment, Inc. Ground Lease(s) of record, beginning in Book 5961, page 657, in the Register's Office for Davidson County, Tennessee, including any amendments or extensions thereof; the Declaration of Restrictions, Covenants and Easements for the Cloister of St. Henry of record as Instrument No. 20101228-0102374, in said register's office; the Master Deed and by-laws of record in Book 6237, Page 665 and amended in Book 6834, Page 449, in said register's office; the leasehold interest of the current owner/occupants of the unit; provisions of the Tennessee Condominium Act of 2008, T.C.A. Section 66-27-201, et. seq., as amended; the 2019 Davidson County property taxes, and those of future years, not yet due or payable; and all applicable government and zoning regulations.

GRANTOR AND GRANTEE INTEND THAT THE VESTING OF BOTH THE LEASEHOLD INTEREST (AS DEFINED IN THE DECLARATION) IN A LEASEHOLD UNIT (AS DEFINED IN THE DECLARATION) AND THE FEE SIMPLE INTEREST IN THE CORRESPONDING UNIT (AS DEFINED IN THE DECLARATION) IN THE SAME PERSON(S) SHALL NOT MERGE THE LEASEHOLD INTEREST AND THE FEE SIMPLE INTEREST UNLESS AND UNTIL THE LEASEHOLD TERMINATION DATE (AS DEFINED IN THE DECLARATION) HAS OCCURRED WITH RESPECT TO THAT UNIT.

**None of the Grantors ever lived in the subject property with their spouse as husband and wife.**

File Number: FND-1902542SSO

unimproved ☐
This is improved ☒ property, known as 410 Siena Dr, Nashville, TN 37205

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 9 day of May, 2019.

Rhonda C. Bastoky
**Rhonda C. Bastoky**

Glenda Polk
**Glenda Polk**

Candy McFarlin aka Candy Mafarlin
**Candy McFarlin, a/k/a Candy Mafarlin**

Virginia Elaine Greer
**Virginia Elaine Greer**

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Rhonda C. Bastoky, Glenda Polk, Candy McFarlin, a/k/a Candy Mafarlin, and Virginia Elaine Greer, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7 of May, 2019.

Notary Public

My Commission Expires: 7-17-24

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(SEAL)