BOX 10-B

Karen Johnson Davidson County
Batch# 229098 **DEEDWARR**
05/13/2019 10:36:10 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20190513-0044570

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10 DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: MAY 2, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRANK C. FIELD, ET UX	**SAME**	**129-11-0A-906.00-CO**
(NAME) **906 GLENMARY COURT**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, PATRICIA H. HUGHES, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FRANK C. FIELD AND BETTY T. FIELD, HUSBAND AND WIFE,** 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 Unit No. 906, being formerly Unit No. 95-L on the Horizontal Property Regime for Cloister at St. Henry, Phase 1-D, as recorded in the Master Deed of record in Book 6933, Page 927, amended in Book 7404, Page 766, in Instrument No. 20101228-0102374 and amended as Instrument No. 20140219-0014189, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Patricia H. Hughers, an unmarried woman, from Shirley A. Green, unmarried, by deed dated May 4, 2017, of record in Instrument No. 20170510-0046477, said Register's Office.

This conveyance is subject to Matters shown on the Plan of record in Plat Book 6250, page 979; Master Deed of record in Book 6933, page 927 and amended in Book 7404, Page 766, Declaration of Covenants, Conditions, Liens, Easements and Restrictions, of record in Instrument No. 20101228-0102374, amended as Instrument No. 20140219-0014189; Ground Lease of record in Book 6922, Page 282; Nondisturbance Agreement of record in Book 7306, Page 289; Sanitary Sewer and/or Storm Drainage of record in Book 4191, Page 157; Storm Water Detention Agreement of record in Book 6862, Page 384; By-Laws as set out in Master Deed of record in Book 6042, Page 602, at page 650, amended in Book 6519, Page 187, Book 7590, Page 273, Book 9269, Page 285, and in Instrument No. 20020109-0003376; Water Main Easement of record in Book 6065, Page 127; Sanitary Sewer Easement of record in Book 6065, Page 132; Storm Water Detention Agreement of record in Book 6145; Page 293; Storm Water Detention Agreement of record in Book 6824. Page 870; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **906 GLENMARY COURT, NASHVILLE, TN 37205**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 10 day of May, 2019.

Patricia H. Hughes

by: Katherine Mepham her attorney in fact

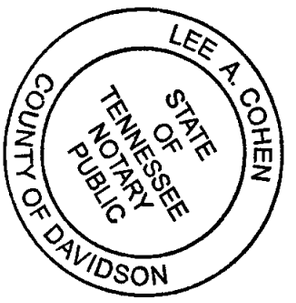
PATRICIA H. HUGHES
By: Katherine Mepham, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10 day of May, 2019, before me personally appeared **Katherine Mepham, Attorney in Fact for Patricia H. Hughes**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Patricia H. Hughes, and who acknowledged that she executed the same as the free act and deed of Patricia H. Hughes.

Witness my hand and official seal at office this 10 day of May, 2019.

My commission expires: **May 2, 2022**



Lee A. Cohen
Notary Public