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THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $303,000.00. Affiant Subscribed and sworn to before me this 28 day of June, 2019. Notary Public My Commission Expires: 9-6-22
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 34846-05-2019**	

TRACEY PERRY NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON

RETURN TO: BANKERS TITLE & ESCROW CORP 3810 WEST END AVE

PREPARED BY:

Karen Johnson Davidson County
Batch# 251556 DEEDWARR
07/02/2019 10:37:51 AM 4 pgs
Fees: $23.00 Taxes: $1,121.10

20190702-0064434

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John Burke, Dawn Burke 103 Emma Neuhoff Court Nashville, TN 37205	Cardinal Financial Company, LP DBA Peoples Home Equity P.O. Box 9054 Palatine, IL 60055-0054	Map and Parcel No.: 129 11 0 A 008 00CO

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, **Alvin Mazur and Peggy Mazur, husband and wife**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Burke and Dawn Burke, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 103 Emma Neuhoff Court, Nashville, TN 37205.
Alvin Mazur and Alvin M. Mazur are one and the same person.
Peggy Mazur and Peggy Ann Mazur are one and the same person.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 28 day of June, 2019.

Alvin Mazur, by Alicia Ruth Mazur Berg, his Attorney-in-fact

Alvin Mazur, by Alicia Ruth Mazur Berg, his Attorney-in-fact

Peggy Mazur, by Alicia Ruth Mazur Berg, his Attorney-in-fact

Peggy Mazur, by Alicia Ruth Mazur Berg, his Attorney-in-fact

STATE OF ILLINOIS
COUNTY OF COOK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alicia Ruth Mazur Berg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Alvin Mazur and Peggy Mazur, and she is authorized by Alvin Mazur and Peggy Mazur to execute this instrument on their behalf.

Witness my hand, at office, this 28 day of June, 2019.

Notary Public

My Commission Expires: 07/10/2022

OFFICIAL SEAL
ALICE CHU
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:07/10/22

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 103, together with the appurtenant interest in the common elements of The Cloister at St. Henry, Phase 1-B, of Lot 2, a horizontal property regime established by Master Deed of record in Book 6237, page 665, as amended in Book 6834, page 449 and the Declaration of Restrictions, Covenants and Easements recorded as Instrument No. 20101228-0102374, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned amendment to said Master Deed and on Exhibit "B" to the aforementioned Declaration.

Being the same property conveyed to Alvin Mazur and Peggy Mazur, husband and wife, by deed dated October 24, 2014 from Amy D. Wells, married of record in Instrument No. 20141027-0098698, Register's Office for Davidson County, Tennessee. Alvin Mazur and Alvin M. Mazur are one and the same person.
Peggy Mazur and Peggy Ann Mazur are one and the same person.

The vesting of 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 merge the Leasehold Interest and the fee simple interest once the Leasehold Termination Date (as defined in the Declaration has occurred with respect to that Unit.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 129 11 0 A 008 00CO.
2. Declaration of Restrictions, Covenants and Easements for The Cloister at St. Henry, of record in Instrument No. 20101228-0102374 amended in Instrument No. 20180907-0088838, Register's Office for Davidson County, Tennessee.
3. By-Laws of The Cloister at St. Henry, Phase I-B, of record in Book 6042, page 602, amended in Book 6519, page 187, Book 7590, page 273, Book 9269, page 285, Instrument No. 20020109-0003376, and Instrument No. 20140219-0014189, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Cloister at St. Henry Phase 1-B, of record in Book 6237, page 665, amended in Book 6834, page 449, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 5200, page 529 as revised in Book 5200, page 676 and Book 6250, page 585, Register's Office for Davidson County, Tennessee.
6. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
7. Terms and limitations imposed by Tennessee Condominium Act of 2008, T.C.A. 66-27-201, et seq.
8. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4191, page 157, Register's Office for Davidson County, Tennessee.
9. Storm water detention agreement of record in Book 6145, page 293, Book 6824, page 870, Register's Office for Davidson County, Tennessee.
10. Terms and conditions of the Ground Lease recorded in Book 6208, page 137, Register's Office for Davidson County, Tennessee.
11. Easement granted to Comcast of Nashville I, LLC of record in Instrument No. 20131021-0109631, Register's Office for Davidson County, Tennessee.

Exhibit "A"

Land in Davidson County, Tennessee, being Unit No. 103, together with the appurtenant interest in the common elements of The Cloister at St. Henry, Phase 1-B, of Lot 2, a horizontal property regime established by Master Deed of record in Book 6237, page 665, as amended in Book 6834, page 449 and the Declaration of Restrictions, Covenants and Easements recorded as Instrument No. 20101228-0102374, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned amendment to said Master Deed and on Exhibit "B" to the aforementioned Declaration.

Alvin Mazur and Alvin M. Mazur are one and the same person.
Peggy Mazur and Peggy Ann Mazur are one and the same person.