THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 240,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JULY, 2019. Notary Public MY COMMISSION EXPIRES: 1-6-20 (AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Karen Johnson Davidson County
Batch# 261818 DEEDWARR
07/25/2019 09:13:51 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20190725-0072993

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Earl Bradley and Debora Bradley	owner	MAP 129-11-0A
706 Mount Carmel Place		PARCEL 706.00-CO
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **George William Ward, Trustee of the Mary A. Ward Testamentary Trust, joined by Robert G. Ward**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Earl Bradley and wife, Debora Bradley**

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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 706, of the Cloister at St. Henry Pages 1C, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 6675, Page 173, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for a more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to George William Ward, Trustee of the Mary A. Ward Testamentary Trust by Quitclaim deed from George William Ward, Personal Representative for the Estate of Mary A. Ward of record in Instrument No. 20180730-0074148 Register's Office for Davidson County, Tennessee, dated May 16, 2018 and recorded on July 30, 2018. Robert G. Ward, spouse of the late Mary A. Ward, joins in this conveyance in order to convey any marital interest he may have in the subject property.

THIS CONVEYANCE IS SUBJECT TO: (1) Real Property Taxes for the year 2019; (2) all matters shown on the Plan of record in Plat Book 5200, Page 455, Book 5200, Page 676 and Book 6250, Page 914; (3) the Master Deed establishing a Horizontal Property Regime of The Cloister at St. Henry, Phase 1C, (a Horizontal Property Regime)of record in Book 6675, Page 173; Book 6675, Page 226, Page 7590, page 273; (4) the Covenants, Conditions and Restrictions of record in Instrument Number 20101228-0102374; (5) By-Laws of The Cloister at St. Henry of record in Book 6519, Page 187, Book 7590, page 273, Book 9269, page 285; Instrument No. 20020109-0003376 and Instrument No. 20140219-0014189; (6) Charter of record in Book 6076, Page 203; (7) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4191, Page 157; (8) Storm Water Detention Agreement of record in Book 6145, Page 293 and Book 6824, page 870; (9) Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 6065, page 127, Book 6065, page 132, Book 7306, page 140, Book 7306, page 155, Book 7893, page 299, Book 7893, page 394 and Book 7893, page 451; (10) Storm Water Detention Agreement of record in Book 6824, Page 870; (11) Subject to rights of others in and to the common areas and/or elements; (12) All visible easements; (13) All applicable governmental and zoning regulations.

This is IMPROVED property known as **706 Mount Carmel Place, 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 the 24th day of July, 2019.

The Mary A. Ward Testamentary Trust

BY: _____ Trustee
George William Ward, Trustee

Robert G Ward by David Ward attorney-in-fact
Robert G. Ward by David Ward, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **George William Ward** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Trustees** of **The Mary A. Ward Testamentary Trust** the within named bargainors, and Trust, and that they as such Trustee, being authorized to do so, did execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **George William Ward** as such **Trustee**.

Witness my hand and seal this the 24th day of July, 2019.

My Commission expires 1-6-20

_____
Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David Ward** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Robert G. Ward**, as his Attorney in Fact, as the free act and deed of the within named **Robert G. Ward**.

Witness my hand and official seal this the 24th day of July, 2019.

My Commission expires 1-6-20

_____
Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE