(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,000.00.

Carol R. White
(Affiant)

Sworn to and subscribed before me this [illegible] day of July, 2019

WILLIAM DAVIS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

Notary Public

My commission expires: 12-15-2020

Karen Johnson Davidson County
Batch# 262127 DEEDWARR
07/25/2019 09:49:59 AM 3 pgs
Fees: $18.00 Taxes: $1,087.80

20190725-0073047

THIS INSTRUMENT WAS PREPARED BY:
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Maurice Leroy White and Carol Ruth White (NAME)	**Maurice Leroy White and Carol Ruth White** (NAME)	**129-11-0A-206.00-C**
206 Cana Cir. (ADDRESS)	206 Cana Cir. (ADDRESS)	
Nashville TN 37205 (City) (State) (Zip)	Nashville TN 37205 (City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Maxwell Joseph Morris and Dvora Leah Davidson, Successor Co-Trustees of the Jeffrey D. Morris 2016 Trust**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Maurice Leroy White and Carol Ruth White, husband and wife,** "the Grantees," the following described real estate in County, Tennessee:

Leasehold interest:
Tract 1:
Land in Davidson County, Tennessee being Unit No. 206 created under Title 66, Chapter 27, Section 101, et. seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for the Cloister at St. Henry, Phase 1-A, of record in Book 6042, page 602 as amended by instrument of record in Book 6071, Page 149, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the Plat for the Cloister at St. Henry, Phase 1-A of Lot 2, The Cloister at St. Henry, of record in Book 5200, page 529, which revised Plat Book 5200, page 455, said Register's Office, for a more complete identification and description of said Unit.

Fee simple interest:
Tract 2:
Land in Davidson County, Tennessee being Unit No. 206 created under Title 66, Chapter 27, Section 101, et. seq., as amended, Tennessee Code Annotated, and as established by the Master

Deed for the Cloister at St. Henry, Phase 1-A, of record in Book 6042, page 602 as amended by instrument of record in Book 6071, Page 149, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the Plat for the Cloister at St. Henry, Phase 1-A of Lot 2, The Cloister at St. Henry, of record in Book 5200, page 529, which revised Plat Book 5200, page 455, said Register's Office, for a more complete identification and description of said Unit.

Tract 1:

Being all the same property that was conveyed to Jeffrey D. Morris Trust UW Charlotte Ann Morris, Henrilynn Morris Zeitlin, Trustee, by Sublease and Conveyance of Condominium Apartment from William E. Booth, Jr., of record in Inst. No. 20110901-0067752, Register's Office for Davidson County, Tennessee. Subsequently, Henrilynn Morris Zeitlin, Trustee, of the Jeffrey D. Morris Trust UW Charlotte Ann Morris having conveyed its interest to Henrilynn Morris Zeitlin as Trustee of the Jeffrey D. Morris 2016 Trust by deed of record in Instrument No. 20161101-0115418, Register's Office for Davidson County, Tennessee. Then Henrilynn Morris Zeitlin, Trustee of the Jeffrey D. Morris 2016 Trust having conveyed its interest to Maxwell Joseph Morris and Dvora Leah Davidson, Successor Co-Trustees of the Jeffrey D. Morris 2016 Trust by deed of record in Instrument No. 20171207-0124714, Register's Office for Davidson County, Tennessee.

Tract 2:

Being part of the same property that was conveyed to St. Henry's Property Development, Inc. by deed from Most Reverend David R. Choby, Bishop of the Catholic Dioceses of Nashville, as Trustee of record in Inst. No. 20101222-0101678, Register's Office for Davidson County, Tennessee. Subsequently, St. Henry's Property Development, Inc. having conveyed its interest to Maxwell Joseph Morris and Dvora Leah Davidson, Successor Co-Trustees of the Jeffrey D. Morris 2016 Trust by deed of record in Inst. No. 20190725-0073041, Register's Office for Davidson County, Tennessee.

The vesting of the Leasehold Interest in said Leasehold Unit and the fee simple interest in the corresponding Unit in the same person(s) shall not merge the Leasehold Interest and fee simple interest unless and until the Leasehold Termination Date has occurred with respect to this unit. Until the Leasehold Termination Date has occurred with respect to this unit, this transfer of the fee simple interest in the Unit is subject to the terms of Ground Lease of record in Book 6922, Page 282, said Register's Office and the fee simple interest and the leasehold interest are not merged by the vesting of both interest in the same person(s).

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Sanitary Sewer Easements of record in Book 4191, Page 157, Book 6824, Page 870, Instrument No. 20061101-0135335 and Instrument. No. 20160824-0088443, Register's Office for Davidson County, Tennessee.
2. Storm Water Detention Agreement of record in Book 6862, Page 384, Register's Office for Davidson County, Tennessee.
3. Subject to Deed of record in Instrument No. 20101222-0101678, Register's Office for Davidson County, Tennessee.

4. Declaration of Restrictions, Covenants and Easements contained in instrument of record in Instrument Number 20101228-0102374, Register's Office for Davidson County, Tennessee.
5. Ground lease of record in Book 5961, Page 657, Register's Office for Davidson County, Tennessee.
6. Master Deed of The Cloister at Saint Henry, Phase 1-A of record in Book 6042, page 602 as amended by instrument of record in Book 6042, page 650, Book 6071, page 149, Book 6237, page 660, Book 6519, page 187, Book 7590, page 273, Book 9269, page 285, Inst. No., 20020109-0003376, Inst. No. 20101228-0102374 and Inst. No. 20180907-0088838, Register's Office for Davidson County, Tennessee.
7. By-Laws of of record in Book 6042, Page 650, as amended in Book 6519, Page 187, Book 7590, Page 273, Book 9269, Page 285, Instrument Number 20020109-0003376 and 20140219-0014189, Register's Office for Davidson County, Tennessee.
8. Charter of The Cloister Owners Association Inc. of record in Book 6076, Page 203, as amended in Instrument Number 20140219-0014188, 20140507-0039179 and 20140507-0039180, Register's Office for Davidson County, Tennessee.
9. Grant of easement to Comcast of record in Inst. No. 20131021-0109631, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 5th day of July, 2019.

Jeffrey D. Morris 2016 Trust

_____(SEAL)
By: Maxwell Joseph Morris
Its: Successor Co-Trustee

_____(SEAL)
By: Dvora Leah Davidson
Its: Successor Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of July, 2019, before me personally appeared Maxwell Joseph Morris and Dvora Leah Davidson, Successor Co-Trustees of the Jeffrey D. Morris 2016 Trust, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) are the Successor Co-Trustees of the Jeffrey D. Morris 2016 Trust, and that such person (or persons) executed the same as such person's (or persons') free act and deed on behalf of said Trust in their capacity as Successor Co-Trustees.

Witness my hand, at office, this 3rd day of July, 2019.

QUINDAL EVANS SEGAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Signature
My commission expires: July 6, 2020