(2)

This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 5**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**

Karen Johnson Davidson County
Batch# 263147 DEEDWARR
07/29/2019 09:32:32 AM 3 pgs
Fees: $18.00 Taxes: $87.88

20190729-0074196

---Above This Line Reserved For Official Use Only-----

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **St. Henry's Property Development, Inc.**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Dorothy C. McGinnis**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 243, The Cloister at St. Henry, Phase IB, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established in Master Deed for The Cloister at St. Henry, Phase IB, of record in Book 6237, Page 665, Register's Office of 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 IB, as attached therein as "Exhibit B", to said Master Deed for proper identification.

Being the same property conveyed to Rachel M. Andrews by Sublease and Conveyance of Condominium Apartment from St. Henry's Property Development, Inc., dated July 22, 1985, and recorded on July 22, 1985, in Book 6612, page 46, Register's Office for Davidson County, Tennessee. Rachel M. Andrews died on November 21, 2018 (TennCare Release dated 04/12/2019), and a copy of her Last Will and Testament was admitted in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 19P337. Ashley M. Logan was appointed Personal Representative of the Estate of Rachel M. Andrews by Letters of Administration, dated March 7, 2019, from the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 19P337.

Further being the same property conveyed to Dorothy C. McGinnis by Sublease and Conveyance of Condominium Apartment from Ashley M. Logan as Personal Representative of the Estate of Rachel M. Andrews and by Ashley M. Logan, Andrew Thomas Logan, and Paul Thomas Miller, as the Heirs and Devisees of the Estate of Rachel M. Andrews, dated July 26 2019 and filed for record on 7/29/19 in Instrument Number 20190729-0074194, Register's Office for Davidson County, Tennessee.

This is improved property also known as 243 Cana Circle, Nashville, Tennessee, 37205.

Map and Parcel: 129110A24300CO

This conveyance is subject to the following:

1.) Subject to all easements, restrictive covenants and conditions and other matters of record, including all items set out on any applicable plat of record, and including, but not limited to the St. Henry's Property Development, Inc. Ground Lease(s) of record, beginning in Book 5961, page 657, Register's Office for Davidson County, Tennessee, including any amendments or extensions thereof; the Master Deed for The Cloister at St. Henry, Phase IB, of record in Book 6237, Page 665, Register's Office of Davidson County, Tennessee; and the leasehold interest of the current owner/occupants of the unit.

2.) Provisions of the Tennessee Condominium Act of 2008, TN Code Annotated, Sections 66-27-201 et seq., Register's Office for Davidson County, Tennessee.

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.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand, this 23rd day of July, 2019.

St. Henry's Property Development, Inc.

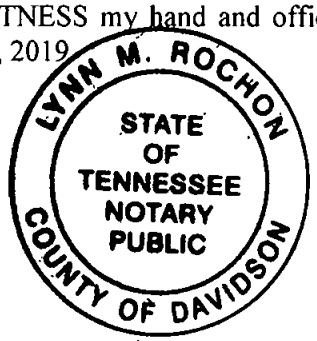
By: _____

David Glascoe, CEO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for Davidson County, Tennessee, **David Glascoe**, with whom I am personally acquainted (or is identified upon basis of satisfactory evidence presented to me), and who, upon oath, acknowledged himself to be the **CEO** of **St. Henry's Property Development, Inc.**, and that as such **CEO**, he executed the forgoing instrument for the purposes therein contained, having been fully authorized to do so, by signing his name as **CEO.**

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 23 day of July, 2019.



Lynn M. Rochon
NOTARY PUBLIC

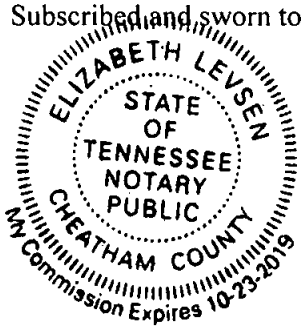
My Commission Expires: May 5, 2020

Grantee(s) Name, Address:	Send Tax Statement To:
Dorothy C. McGinnis	New Owner
243 Cana Circle	Same
Nashville, TN 37205	

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$23,750.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 25th day of July, 2019.



(Seal)

Ashley M. Logan
AFFIANT

Elizabeth Levsen
NOTARY PUBLIC

My commission expires: 10/23/19