Karen Johnson Davidson County
Batch# 275400 DEEDWARR
08/22/2019 11:25:30 AM 2 pgs
Fees: $13.00 Taxes: $887.63
20190822-0084580

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#Z25-108R

ADDRESS NEW OWNER:
Susan H. Davis
800 Marquette Drive
Nashville, TN 37205

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Accurate Mortgage (Acopia, LLC
306 North creek Blvd Ste100
Goodlettsville, TN 37072

Parcel ID:
129-11-0A-800.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rose Gibson,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Susan H. Davis**, hereinafter called the GRANTEE, her heirs and assigns, a leasehold, together with the interest acquired under the deeds of record as Instruments No. 20101222-0101678, 20131105-0114682 and 20131126-0121501, Register's Office for Davidson County, Tennessee, in that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of lnad in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 108-R, as shown on the Condominium Site Plan for The Cloister at St. Henry, Phase ID, filed as Exhibit A to and established by the Master Deed of record in Book 6933, Page 927 and amended in Book 7404, Page 766, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

This conveyance is subject to the interest of the Catholic Diocese of Nashville and St. Henry's Property Development, Inc.

Being the same leasehold conveyed to Frank A. Donnelly and wife, Yolanda L. Donnelly by Sublease and Conveyance of Condominium Apartment from St. Henry's Property Development, Inc. dated February 29, 1988 and of record in Book 7484, page 257, Register's Office for Davidson County, Tennessee. Frank A. Donnelly predeceased Yolanda L. Donnelly, leaving her the surviving tenant by the entirety. Yolanda L. Donnelly conveyed her interest in the property to Rose Gibson by deed dated November 20, 2013 and of record as Instrument Number 20131126-0121501, said Register's Office. For further reference, see the deeds of record as Instrument Numbers 20101222-0101678 and 20131105-0114682, said Register's Office.

This is improved property known as 800 Marquette Drive, Nashville, TN 37205.

Possession is to be given on August 21, 2019.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said leasehold, together with the interest acquired under the deeds of record as Instruments No. 20101222-0101678, 20131105-0114682 and 20131126-0121501, Register's Office for Davidson County, Tennessee, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said leasehold, together with the interest acquired under the deeds of record as Instruments No. 20101222-0101678, 20131105-0114682 and 20131126-0121501, Register's Office for Davidson County, Tennessee, has a good right to convey it, and does warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said leasehold, together with the interest acquired under the deeds of record as Instruments No. 20101222-0101678, 20131105-0114682 and 20131126-0121501, Register's Office for Davidson County, Tennessee, to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 21st day of August, 2019.

Rose Gibson

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Rose Gibson,** the bargainor, 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.

WITNESS my hand and official seal at office this 21st day of August, 2019.

NOTARY PUBLIC
My Commission Expires: 6-7-22

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires June 07, 2022

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$239,900.00**.

AFFIANT

Subscribed and sworn to before me on this 21st day of August, 2019.

NOTARY PUBLIC
My Commission Expires:

MELODY WEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 07-06-2020
DAVIDSON COUNTY

True Copy Certification

I, Deliana Lawhorn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Deliana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19