Karen Johnson Davidson County
Batch# 287909 DEEDWARR
09/18/2019 02:52:30 PM 4 pgs
Fees: $23.00 Taxes: $1,221.00
20190918-0094832

#35031

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35031-08-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $330,000.00 Affiant Subscribed and sworn to before me this 16th day of September, 2019. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address New Owner: Richard Curran, Mary E. Curran 449 Siena Drive Nashville, TN 37205	**Send Tax Bills To:** Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	**Tax Information:** Map and Parcel No.: 129 11 0 A 449 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, **Betty J. Moth, Trustee of the Betty J. Moth Living Trust u/a dated June 3, 1997 as amended August 20, 2001** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard Curran and Mary E. Curran,** husband and wife ("Grantees"), 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 449 Siena Drive, Nashville, TN 37205.

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 she 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 herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their 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 16th day of September, 2019.

Betty J. Moth, Trustee of the Betty J. Moth Living Trust u/a/d June 3, 1997
and amended August 20, 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Betty J. Moth, Trustee of the Betty J. Moth Living Trust dated June 3, 1997 and amended August 20, 2001, 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, at office, this 16th day of September, 2019.

Notary Public

My Commission Expires:

10-7-2019

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 449, 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, as amended in Instrrument No. 20180907-0088838, 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 Betty June Moth Living Trust by Assignment of Sublease and Conveyance of Condominium Apartment dated June 6, 2005 from Annie Lee Robinson, unmarried, of record in Instrument No. 20050608-0065448, Register's Office for Davidson County, Tennessee. (Sublease)

Being the same property conveyed to Betty June Moth Living Trust by deed dated February 1, 2011 from St. Henry's Property Development, Inc. of record in Instrument No. 20110203-0009733, Register's Office for Davidson County, Tennessee. (Fee Simple)

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 definee 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, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 129 11 0 A 449 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,
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.

True Copy Certification

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

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 7, 2019
Notary Seal:

