THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 191023281

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $295,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of November, 2019.

Notary Public
My Commission Expires: ___

J. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 317661 DEEDWARR
11/20/2019 08:50:07 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50
20191120-0119674

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Fyke Farmer, Jr. and Elizabeth Farmer 206 Miles Court Nashville TN 37205	New Owner	Tax Parcel ID No. 129-11-0A-016.00 CO

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, **Charles T. Wehby and Sally J. Wehby, Trustees of the Charles & Sally Wehby Living Trust, dated December 17, 2014** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Fyke Farmer, Jr. and Elizabeth Farmer, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 115-L, as shown on the Condominium Site Plan for The Cloister at St. Henry, Phase 1-D, a Horizontal Property Regime, 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.

Being the same property conveyed to CHARLES T. WEHBY AND SALLY J. WEHBY, TRUSTEES OF THE CHARLES & SALLY WEHBY LIVING TRUST DATED DECEMBER 17, 2014, by deed from PATRICIA L. VALLETT, of record in Instrument No. 20180801-0075146, dated July 31, 2018, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 129-11-0A-016.00-CO.

Matters shown on the Boundary Plan of record in Plat Book 5200, page 455, said Register's Office.

Matters shown on the Plan of record in Plat Book 6250, page 979, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4191, page 157, said Register's Office.

Storm Water Detention Agreement of record in Book 6824, page 870 and Book 6862, page 384 , said Register's Office.

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.

Ground Lease of record in Book 6922, page 282, said Register's Office.

Master Deed of record in Book 6933, page 927 and amended in Book 7404, page 766, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20101228-0102374, said Register's Office.

ByLaws for The Cloister at St. Henry of record in Book 6042, at page 644, (Master Deed of record in Book 6042, page 602) amended in Book 6519, page 187, Book 7590, page 273 and Instrument No. 20140219-0014189, said Register's Office.

This is improved property located at 206 Miles Court Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 8th day of November, 2019.

Charles T. Wehby, Trustee

Sally J. Wehby, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles T. Wehby and Sally J. Wehby, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of the Charles & Sally Wehby Living Trust, dated December 17, 2014, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of November, 2019.

Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022