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

CRT File No. 191123533

Karen Johnson Davidson County
Batch# 322997 **DEEDWARR**
12/02/2019 11:44:47 AM 2 pgs
Fees: $13.00 Taxes: $936.10

20191202-0123534

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $253,000.00

Affiant

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

Notary Public
My Commission Expires:

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ann Allison Price 406 Siena Drive Nashville TN 37205	New Owner	Tax Parcel ID No. 129-11-0A-406.00 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, **Suzanne T. Lewter, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ann Allison Price, unmarried** ("Grantees"), its 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. 406 created under Title 66, Chapter 27, Section 101, at seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for The Cloister at St. Henry, Phase 1B as of record in Book 6237, Page 665, 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 1B, attached as Exhibit "B" to said Master Deed for proper identification. Reference is hereby made to the Plat for The Cloister at St. Henry, Phase 1B, attached as Exhibit "B" to said Master Deed for property identification, amended in Book 6834, Page 449, said Register's Office.

Being the same property conveyed by Warranty Deed from St. Henry's Property Development, Inc. to Suzanne T. Lewter as recorded on the 22nd day of May, 2019 in Instrument No. 20190522-0048389; Affidavit of Heirship in Instrument No. 20190125-0007330 and Sublease and Conveyance of Condominium Apartment Deed Interest from William Lee Chance to Fannie Dee Ellis as recorded on the 20th day of July, 2010 in Instrument No. 20100720-0056676, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat, as recorded in Plat Book 5200, Page(s) 455, revised in Plat Book 5200, Page 676; Plat Book 6250, Page 585 and Plat Book 6250, Page 924, in the Register's Office of Davidson County, Tennessee.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20101228-0102374, 20180907-0088838, 20140219-0014189, Book 9269, Page 285 and Instrument No. 20020109-0003376, in the Register's Office of Davidson County, Tennessee.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20101228-0102374, 20180907-0088838, 20140219-0014189, Book 9269, Page 285 and Instrument No. 20020109-0003376, in the Register's Office of Davidson County, Tennessee.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE CLOISTER AT ST. HENRY, PHASE 1B of record in Book 6237, Page 665, as amended by instrument(s) of record in Book 6317, Page 688; Book 6519, Page 187; Book 6533, Page 580; Book 6675, Page 173 and Book 6834, Page 449, in the Register's Office of Davidson County, Tennessee; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Sewer/Storm Drainage, Water Mains & Appurtenances, recorded in Instrument No. 20160824-0088443, in the Register's Office of Davidson County, Tennessee.

Easement for Boundary Line Agreement & Easement (Part of Common Area), recorded in Instrument No. 20090921-0087988, in the Register's Office of Davidson County, Tennessee.

Easement for Storm Water Detention Agreement, recorded in Book 6824, Page 870, in the Register's Office of Davidson County, Tennessee.

Ground Lease recorded in Book 5961, Page 657, in the Register's Office of Davidson County, Tennessee.

Deed of Conveyance for Water/Sewerage Services recorded in Book 6344, Page 16 and Book 6344, Page 21, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 406 Siena Drive 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 21st day of November, 2019.

Suzanne T. Lewter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Suzanne Lewter, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st 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