| BOX 10-B | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th DAY OF DECEMBER, 2019.<br>Notary Public<br>MY COMMISSION EXPIRES: MAY 2, 2022<br>(AFFIX SEAL) |
|---|---|

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 328133 DEEDWARR
12/11/2019 12:20:48 PM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20191211-0127792

**THIS INSTRUMENT WAS PREPARED BY**
**COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| THOMAS E. JOHNSON AND EVA L. LAFLEUR, TRUSTEES | SAME | 129-11-0A-445.00-CO |
| (NAME)<br>445 SIENA DRIVE | (NAME) | |
| (ADDRESS)<br>NASHVILLE, TN 37205 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, DAVID L. HINER, SR., UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS E. JOHNSON AND EVA L. LAFLEUR, TRUSTEES, OR THEIR SUCCESSORS IN INTEREST, OF THE JOHNSON LAFLEUR REVOCABLE LIVING TRUST DATED DECEMBER 18, 2003, AND ANY AMENDMENTS THERETO,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 445 created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Cloister at St. Henry, Phase IB, of record in Book 6237, page 665, as amended by instrument of record in Book 6834, page 449, 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 IB, attached as Exhibit "B" to said Master Deed for proper identification.

Being the same property conveyed to DAVID L. HINER, SR. AND WIFE, LINDA EVANS HINER, by deed from NELL DENTON BELL, of record in Instrument No. 20080710-0070860, dated July 2, 2008, said Register's Office. The said Linda Evans Hiner having since died on or about January 26, 2010, leaving David L. Hiner, Sr. the surviving tenant by the entirety.

Being the same property conveyed to DAVID L. HINER, SR., WIDOWER, by deed from ST. HENRY'S PROPERTY DEVELOPMENT, INC., of record in Instrument No. 20120227-0016528, dated February 22, 2012, said Register's Office.

This conveyance is subject to Matters shown on the Plan of record in Plat Book 5200, page 455, and Plat Book 6250, page 979; Master Deed of record in Book 6237, page 665 and amended in Book 6834, page 449, Instrument No. 20101228-0102374; Declaration of Covenants, Conditions, Restrictions and Easements contained in instrument of record Instrument No. 20101228-0102374; Bylaws for The Cloister at St. Henry 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; Ground Lease of record in in Book 5961, page 657, Book 6208, page 137, Book 6596, page 608 and Book 6922, page 282; Storm Water Detention Agreement of record in Book 6145, page 293, Book 6824, page 870 and Book 6862, page 384; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4191, page 157 and Book 4606, page 283 and Instrument No. 20160824-0088443; Deed of Conveyance in Book 6065, page 127, Book 6065, page 132, Book 7893, page 304, Book 7893, page 390, Book 7893, page 447 and Book 7893, page 451; Boundary Line Agreement in Instrument No 20090921-0087988; Easement granted to Comcast of Nashville I, LLC of record in Instrument No. 20131021-0109631; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved( X ) property, known as **445 SIENA DRIVE, NASHVILLE, TN 37205**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 9 day of December, 2019.

David L Hiner Sr

**DAVID L. HINER, SR.**

**STATE OF VIRGINIA**
**COUNTY OF** Highland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David L. Hiner, Sr.**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 9 day of December, 2019.

My commission expires: 10/31/21

Darlene Colaw Crummett
Notary Public

DARLENE COLAW CRUMMETT
Notary Public
Commonwealth of Virginia
Registration No. 7243705
My Commission Expires Oct 31, 2021