This document prepared by (and after recording return to):		)	Karen Johnson Davidson County Batch# 379554 DEEDWARR 03/31/2020 07:51:30 AM 3 pgs Fees: $18.00 Taxes: $1,128.50 20200331-0034163
Name:	**William Davis, Attorney, P.C.**	)	
Address:	**219 Ward Circle, Ste 5**	)	
City, State, Zip:	**Brentwood, TN, 37027**	)	
Phone:	**615-369-0039**	)	
File Number:	**WWD-3723**	)	
		)	
		)	
		)	
		)	**---Above This Line Reserved For Official Use Only-----**

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Rachel M. Touchton, unmarried,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Lillian Neely Cook**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Unit No. 100R created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for the Cloister at St. Henry, Phase 1D, of record in Book 6933, page 927, as amended in Book 7404, page 766, 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 1D, attached as Exhibit "B" to said Master Deed for proper identification.

Being the same property conveyed to Rachel M. Touchton by Warranty Deed from Thomas V. White, Trustee, dated 02/29/2001 and filed for record on 03/01/2001 in Instrument Number 20010301-0019379, Register's Office for Davidson County, Tennessee, and by Warranty Deed from St. Henry's Property Development, Inc., dated 02/01/2011 and filed for record on 02/09/2011 in Instrument Number 20110209-0011400, Register's Office for Davidson County, Tennessee.

This is improved property also known as 287 Cana Circle, Nashville, Tennessee 37205.

Map and Parcel: 129110A28700CO

This conveyance is subject to the following:

1. Taxes for 2020, and subsequent years. Said taxes are neither due nor payable.
2. The Plan of record shown as Exhibit "B" to the Master Deed and Bylaws in Book 6933, page 927 said Register's Office, which Plan shows an easement to which plan reference is hereby made for a more complete description.
3. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument No. 20160824-0088443, said Register's Office.
4. Ground Lease of record in Book 6922, page 282, said Register's Office.
5. Non Disturbance Agreement of record in Book 7306, page 289, said Register's Office.
6. Restrictive Covenants of record in Book 6933, page 927, Book 7404, page 766, Book 7590, page 273, Book 9269, page 285, Book 6042, page 602, amended in Book 6519, page 187 and Instrument No. 20020109-0003376, Instrument No. 201012280102374, Instrument No. 20140219-0014189, Instrument No. 20180907-0088838, said Register's Office; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions would violate 42 USC 3604c.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand, this 26 day of March, 2020.

Rachel M. Touchton by Rachel Lunn AIF
Rachel M. Touchton by Rachel ("Mandy")
Touchton Lunn, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Rachel ("Mandy") Touchton Lunn**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Rachel M. Touchton** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

WITNESS my hand and official seal this 26 day of March, 2020.

Elizabeth Levsen
NOTARY PUBLIC
My commission expires: 11/27/2023

ELIZABETH LEVSEN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 11-27-2023

Grantee(s) Name, Address:	Send Tax Statement To:
Lillian Neely Cook	New Owner
287 Cana Circle	Same
Nashville, TN 37205	

STATE OF TENNESSEE
COUNTY OF Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$305,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 27 day of March, 2020.

Affiant

NOTARY PUBLIC
My commission expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

CERTIFICATE OF AUTHENTICITY

I, Christy W. Ivey, do hereby attest and affirm 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.

Attorney or Custodian

Wilkins and Ivey Attorneys

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public for said State and County, Christy W. Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

