Karen Johnson Davidson County
Batch# 380700 DEEDWARR
04/02/2020 08:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20200402-0035225

#35356

WARRANTY DEED

File #20081

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: October 2, 2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Cassidy and Eileen Cassidy	Churchill Mortgage Corp	-129-11-0A-102.00-CO
(NAME)	(NAME)	
102 Cloister Drive	1749 Mallory Lane STE100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **George Yanok and Laura Hill, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **George Cassidy and Eileen Cassidy, husband and wife,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 102 created under Title 66, Chapter 27, Sections 101, et seq., as amended Tennessee Code Annotated, and as established by a Master Deed of record in Book 6042, Page 602, as amended by Amendment to Master Deed of record in Book 6071, Page 149, and by Declaration of Restrictive Covenants and Easements for The Cloister at St. Henry, a Condominium, of record in Instrument No. 20101228-0102374 (the "2010 CC&Rs"), Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed and 2010 CC&Rs. Reference is hereby made to the plat for Phase 1-A of Lot No. 2, The Cloister at Saint Henry, of record in Book 5200, Page 656, said Register's Office, and to the Plat attached as Exhibit B to the 2010 CC&Rs, for a more complete identification and description of such Unit.

Grantor is granting both the leasehold estate in the subject Unit and the fee simple interest in the subject Unit, as conveyed to Grantors' predecessors in title pursuant to that certain Deed from St. Henry's Property Development, Inc. of record in Instrument No. 20160302-0020089, said Register's Office Davidson County, Tennessee.

NOTICE PER SECTION 22 OF DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS AT INSTRUMENT NO. 20101228-0102374 (the "2010 CC&Rs"): This Deed conveys the fee simple interest in Unit 102 described above, comprising the Building on Unit 102, the Apartment within it, and the land within the building envelope designated on the Plat attached to the 2010 CC&Rs as Exhibit B, together with the Leasehold Interest in such Unit. Until the Leasehold Termination Date, the transfer of the fee simple interest in the Unit is subject to the terms of the pertinent Ground Lease, and the fee simple interest and the leasehold interest are not merged by the vesting of both interests in the same person(s).

Being the same property conveyed to George Yanok and wife, Laura Hill by Warranty deed from Barbara J. Hansen, Co-Trustee of the Helen W. Bratcher Revocable Living Trust Agreement Dated March 12, 2012 of record in Instrument No. 20160701-0067584 Register's Office for Davidson County, Tennessee, dated June 30, 2016 and recorded on July 01, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 102 Cloister 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 30th day of March, 2020.

George Yanok

Laura Hill

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **George Yanok and Laura Hill**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of March, 2020.

My commission expires: 8-4-20

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027

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 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 2, 2023
Notary Seal:

