(1)

This document prepared by (and after recording return to):		)	
Name:	**William Davis, Attorney, P.C.**	)	Karen Johnson Davidson County
Address:	**219 Ward Circle, Ste 5**	)	Batch# 395780 **DEEDWARR**
City, State, Zip:	**Brentwood, TN, 37027**	)	05/05/2020 01:25:37 PM 3 pgs
Phone:	**615-369-0039**	)	Fees: $18.00 Taxes: $94.35
		)	20200505-0046849
		)	
		)	
		)	

---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, **St. Henry's Property Development, Inc.,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Harry B. Dundon, unmarried,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Being Unit No. 507 created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6042, page 602, and Book 6675, page 173, as amended in Book 6071, page 149, corrected by Correction to Master Deed of record in Book 6237, page 660, and amended in Book 6519, page 187, and in Book 7590, page 273, in the 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, as amended. Reference is hereby made to the plat of Phase I-A of Lot No. 2, The Cloister at Saint Henry, of record in Book 5200, page 656, Book 5200, page 676, and Book 6250, page 924, in said Register's Office, for a more complete identification and description of such Unit.

Being part of the same property conveyed to St. Henry's Property Development, Inc. by Quitclaim Deed from Most Reverend David R. Choby, Bishop of the Catholic Diocese of Nashville, as Trustee, dated 12/17/2010 and filed for record on 12/22/2010 in Instrument Number 20101222-0101678, Register's Office for Davidson County, Tennessee.

This is improved property also known as 507 Loyola Drive, Nashville, TN 37205.

Map and Parcel: 129-11-0A-507.00-CO

This conveyance is subject to the following:

1.) Subject to all easements, restrictive covenants and conditions and other matters of record, including all items set out on any applicable plat of record, and including, but not limited to the St. Henry's Property Development, Inc. Ground Lease(s) of record, beginning in Book

5961, Page 657, in the Register's Office for Davidson County, Tennessee, including any amendments or extensions thereof; Master Deed of record in Book 6042, Page 602 and amended in Book 6071, Page 149, as corrected in Book 6237, page 660, both in the Register's Office for Davidson County, Tennessee; and the leasehold interest of the current owner/occupants of the unit.

2.) Provisions of the Tennessee Condominium Act of 2008, TN Code Annotated, Sections 66-27-201 et seq., Register's Office for Davidson County, Tennessee.

Grantor and Grantee intend that the 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."

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 29th day of April, 2020.

St. Henry's Property Development, Inc.

By: _____

David Glascoe, CEO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for Davidson County, Tennessee, **David Glascoe**, with whom I am personally acquainted (or is identified upon basis of satisfactory evidence presented to me), and who, upon oath, acknowledged himself to be the **CEO** of **St. Henry's Property Development, Inc.**, and that as such **CEO**, he executed the forgoing instrument for the purposes therein contained, having been fully authorized to do so, by signing his name as **CEO.**

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 14 day of April, 2020.

Sue Clinton
NOTARY PUBLIC

SUE CLINTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 06, 2022
My Commission Expires: _____

Grantee(s) Name, Address:	Send Tax Statement To:
Harry Dundon	New Owner
507 Loyola Drive	
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 **$25,500.00** 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 4th day of May, 2020.

Affiant

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

Notary Public

My commission expires:

11/27/2023