(3)

This document prepared by (and after recording return to):	
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-3733**

Karen Johnson Davidson County
Batch# 395782 **DEEDWARR**
05/05/2020 01:29:00 PM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20200505-0046852

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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, **Harry B. Dundon, unmarried,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Michelle Smith, 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 the same property conveyed to Harry B. Dundon and wife, Kathleen B. Dundon by Warranty Deed from Enoch B. Stephenson, Jr., and wife Louise W. Stephenson, of record in Instrument No. 200206250076045, Register's Office for Davidson County, Tennessee, dated June 21, 2002, and recorded on June 25, 2002. The said Kathleen B. Dundon having died on August 14, 2017, title vesting solely in Harry B. Dundon by virtue of their tenancy by the entirety. Also being the same property conveyed to Harry B. Dundon, unmarried, by Warranty Deed from St. Henry's Property Development, Inc., dated _____ and filed for record on 5/5/2020 in Instrument Number _____, Register's Office for Davidson County, Tennessee. 20200505-0046849

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

Tax Parcel Identification Number: 129-11-0A-507.00-CO

This conveyance is subject to the following:

1.) 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 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 By-Laws of record in Book 6042, Page 602 (Page 650), amended by Book 6519, Page 187, Book 7590, Page 273, Book 9269, Page 285, Instrument No. 20020109-0003376 and Instrument No. 20140219-0014189, Register's Office for Davidson County, Tennessee.

2.) Provisions of the Tennessee Horizontal Property Act, *Tennessee Code Annotated, Sections 66-27-201 et seq.*, incorporated herein by reference.

3.) All encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any 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 violate 42 USC 3604.

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 1 day of May, 2020.

Harry B. Dundon by Ann Lyle, Attorney in Fact

Harry B. Dundon by Ann Lyle,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ann Lyle as Attorney in Fact for Harry B. Dundon, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 1 day of May, 2020.

NOTARY PUBLIC
My commission expires: 12/19/2020

Grantee(s) Name, Address:	Send Tax Statement To:
Michelle Smith	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 **$280,000.00** 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 4 day of May, 2020.

Affiant

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

NOTARY PUBLIC
My commission expires: 11/27/23