THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215

First Title & Escrow Co., Inc.
FTEC File No. 35320-02-2020

Karen Johnson Davidson County
Batch# 429742 DEEDWARR
07/01/2020 12:04:15 PM 2 pgs
Fees: $13.00 Taxes: $823.25

20200701-0071316

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is: $222,500.00.

Affiant

Subscribed and sworn to before me this 29th day of June, 2020.

Notary Public

My Commission Expires. 11/22/2021

SARAH M TROUPE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Elizabeth R. Smith 701 Mt. Carmel Place Nashville, TN 37205	Highlands Residential Mortgage, 12001 N Central Expwy, Ste 750 Dallas, TX 75243	Map and Parcel No.: 129 11 0 A 701 00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dorothy Mix**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth Rose Smith**, a single woman ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 701 Mt. Carmel Place, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of June, 2020.

Dorothy Mix by Julie McPeak Attorney in Fact
Dorothy Mix, by Julie McPeak her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Julie McPeak, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Dorothy Mix, and she is authorized by Dorothy Mix to execute this instrument on her behalf.

Witness my hand, at office, this 29th day of June, 2020.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 701, together with the appurtenant interest in the common elements of The Cloister at St. Henry, Phase 1-C, a horizontal property regime established by Master Deed of record in Book 6675, page 173, and the Declaration of Restrictions, Covenants and Easements recorded as Instrument No. 20101228-0102374, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned amendment to said Master Deed and on Exhibit "B" to the aforementioned Declaration.

Being the same property conveyed to Dorothy Mix by deed dated November 25, 2014 from Nina Gamble Kennedy, Successor Trustee of the Kennedy Trust, of record in Instrument No. 20141201-0109697, Register's Office for Davidson County, Tennessee. Corrected by Scrivener's Affidavit of record in Instrument No. 20170621-0062631, Register's Office for Davidson County, Tennessee.

The vesting of the Leasehold Interest (as defined in the Declaration) in said Leasehold Unit (as defined in the Declaration) and the fee simple interest in the corresponding Unit (as defined in the Declaration) in the same persons 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 this Unit. Until the Leasehold Termination Date has occurred with respect to this Unit, this transfer of the fee simple interest in the Unit is subject to the terms of the Ground Lease of record in Book 6596, page 608, said Register's Office, and the fee simple interest and the Leasehold Interest are not merged by the vesting of both interests in the same person.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 129 11 0 A 701 00 CO.
2. Declaration of Restrictions, Covenants and Easements for The Cloister at St. Henry, of record in Instrument No. 20101228-0102374, Register's Office for Davidson County, Tennessee.
3. By-Laws of The Cloister at St. Henry, Phase I-A, 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, Register's Office for Davidson County,
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Cloister at St. Henry, Phase I-C, of record in Book 6675, page 173, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. Terms and limitations imposed by Tennessee Condominium Act of 2008, T.C.A. § 66-27-201, et seq.
7. All matters appearing on the Plan of record as Book 6250, page 979, Register's Office for Davidson County, Tennessee.
8. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4191, page 157, and Book 4606, page 283, Register's Office for Davidson County, Tennessee.
9. Storm water detention agreement of record in Book 6145, page 293, Book 6824, page 870, and Book 6862, page 384, Register's Office for Davidson County, Tennessee.
10. Water Main Easement of record in Book 7306, page 155, Register's Office for Davidson County, Tennessee.
11. Easement granted to Comcast of Nashville I, LLC of record in Instrument No. 20131021-0109631, Register's Office for Davidson County, Tennessee.
12. Terms and conditions of the Ground Lease recorded in Book 6596, page 608, Register's Office for Davidson County, Tennessee.