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-3749**

Karen Johnson Davidson County
Batch# 431158 DEEDWARR
07/06/2020 12:49:35 PM 3 pgs
Fees: $18.00 Taxes: $998.63

20200706-0072365

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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, **Carola A. Twigg, unmarried, and James A. Ramsey and wife, Victoria T. Ramsey,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Mary Sue Jones, 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:

Land in Davidson County, Tennessee, being Unit No. 405 created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 6042, page 602, as amended in Book 6071, page 149, Book 6237, page 660, and modified in Book 6527, page 700, 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. Reference is hereby made to the plan for Phase I-A of Lot No. 2, The Cloister at Saint Henry, of record in Book 5200, page 529, as revised in Book 5200, page 656, and Book 6250, page 924, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Carola A. Twigg, James A. Ramsey and wife, Victoria T. Ramsey, by Warranty Deed from Michael Ross Allison, Executor of the Estate of Bert Ross Allison, Jr., dated 05/13/1992 and filed for record on 05/14/1992 in Book 8626, page 188, Register's Office for Davidson County, Tennessee; and by Quitclaim Deed from Camille Allison Miller, Gere Lynne Allison Brown, and Michael Ross Allison, dated 06/29/1992 and filed for record on 07/21/1992 in Book 8680, page 274, Register's Office for Davidson County, Tennessee; and by Warranty Deed from St. Henry's Property Development, Inc., dated 02/22/2011 and filed for record on 02/25/2011 in Instrument Number 20110225-0015561, Register's Office for Davidson County, Tennessee.

This is improved property also known as 405 Siena Drive, Nashville, Tennessee 37205.

Map and Parcel: 129110A40500CO

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 6675, page 173, as amended, Register's Office for Davidson County, Tennessee; By-Laws of record in Book 6042, page 602, as amended, Register's Office for Davidson County, Tennessee; and Ground Leases of record in Book 5961, page 657, Book 6922, page 282, and Book 6569, page 608, 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 2nd day of July, 2020.

Attorney in Fact.

Carola A. Twigg by Victoria Allen Twigg Ramsey,

Carola A. Twigg by Victoria Allen Twigg Ramsey,
Attorney in Fact

James A. Ramsey

James A. Ramsey

Victoria T. Ramsey

Victoria T. Ramsey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Victoria Allen Twigg Ramsey as Attorney in Fact for Carola A. Twigg, James A. Ramsey, and Victoria T. Ramsey, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 2nd day of July, 2020.



NOTARY PUBLIC

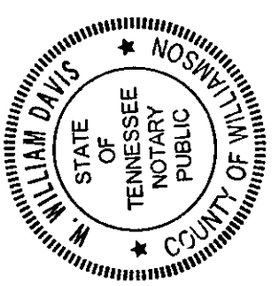
My commission expires: 12/19/2020

Grantee(s) Name, Address:	Send Tax Statement To:
Mary Sue Jones	NEW OWNER
405 Siena Drive	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 **$269,900.00** 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 2nd day of July, 2020.



James A. Ramsey
Affiant

NOTARY PUBLIC

My commission expires: 12/19/2020