(4)

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P20-28887

Karen Johnson Davidson County
Batch# 442762 **DEEDWARR**
07/23/2020 11:39:56 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20200723-0081099

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF July 2020

Notary Public

MY COMMISSION EXPIRES: January 8, 2024

(AFFIX SEAL)

R. L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph N. Remillard	New Owner	MAP 129-11-0A
207 Cana Circle	**149 Richards Glen Drive**	PARCEL 207.00CO
Nashville, TN 37205	**Franklin, TN 37067**	
(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, **Joseph C. DeWane, an unmarried man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph N. Remillard, an umarried man**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 207, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed of record in Book 6042, Page 602, as amended by Amendment to Master Deed of record in Book 6071, Page 149, and as corrected by Correction of Amendment of record in Book 6237, Page 660, Register's Office for Davidson County, Tennessee, and the By-Laws of record in Book 6042, Page 653, as amended in Book 6519, Page 187, said Register's Office. Reference is hereby made to the plan for Phase I-A of Lot No. 2, The Cloister at Saint Henry, of record in Plat Book 5200, Page 445; Plat Book 5200, Page 529; and Plat Book 5200, Page 676, said Register's Office, for a more Complete identification and description of such Unit.

Being the same property conveyed to Lorraine DeWane and son Joseph C. DeWane by Sublease and conveyance of Condominium Apartment, from Jean S. Fulcher, Jacqueline S. Reese and Paula Ann Scalici, as of record in Book 9734, page 799, Registers office for Davidson County, Tennessee. The said Lorraine DeWane having since died Intestate on February, 15, 2013, leaving her children Joseph C. DeWane, Edward DeWane, Sarah Mabry, Martha DeWane and Rachel Petrie as her sole heirs at law as set forth in the Affidavit of Heirship of record in Instrument No. 20200723-0081096, Registers office for Davidson County, Tennessee; further see Affidavit of Heirship of record as Instrument No. 20200723-0081097, pertaining to the Estate of Mary DeWane Lander, daughter of Lorraine DeWane, who predeceased her and died without issue.

Further, being the same property conveyed to Joseph C. DeWane, an unmarried man, by quitclaim deed from Edward DeWane, a married person, Sarah Mabry, a married woman, Martha DeWane, a married woman and Rachel Petrie, a married woman, as of record in Instrument No. 20200723-0081098, Registers office for Davidson County, Tennessee.

Further, being the same property conveyed to Joseph C. DeWane by Warranty Deed from St. Henry's Property Development, Inc., of record in Instrument No. 20180416-0035465, Register's Office for Davidson County, Tennessee.

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.

This is () UNIMPROVED

(X) IMPROVED property known as **207 Cana Circle, Nashville, TN 37205.**

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 the 21st day of July, 2020.

Joseph C. DeWane MD

Joseph C. DeWane

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joseph C. DeWane** 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 acknowledged that HE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 21st day of July, 2020.

My Commission expires: May 4, 2021

Carole Hughes
Notary Public

CAROLE HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Comm. Expires May 4, 2021