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-3756**

Karen Johnson Davidson County
Batch# 448425 **DEEDWARR**
08/03/2020 10:18:09 AM 2 pgs
Fees: $13.00 Taxes: $1,313.50
20200803-0085081

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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, **Zvi Manas and wife, Diane Mildred Manas,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Morton H. Stein and Celia A. Stein, husband and wife**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. A77R a/k/a Unit 716, on the plan of Phase I-C of Lot 2, The Cloister at St. Henry, of record in Book 6675, Page 173, Exhibit "B" of Master Deed, Register's Office for Davidson County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Zvi Manas and wife, Diane Mildred Manas by Warranty Deed from Lisa D. Spear, Executrix of the Estate of Dennis McCarthy of record in Instrument No. 20130501-0043683, Register's Office for Davidson County, Tennessee, dated April 30, 2013, and recorded on May 01. 2013.

This is improved property also known as 716 Mount Carmel Place, Nashville, Tennessee 37205.

Map and Parcel: 129-11-0A-716.00

This conveyance is subject to the following:

1. Taxes for 2020, and subsequent years. Said taxes are neither due nor payable.
2. Subject to all matters shown on the Plan of record in Plat Book 5200, Page 676, Register's Office for Davidson County, Tennessee.
3. Subject to all matters shown on the Plan of record shown as Exhibit "B" to the Master Deed and Bylaws in Book 6675, page 173, said Register's Office.
4. Easement for Sanitary Sewers and Storm Drainage of record in Book 4191, Page 157, in the Register's Office for Davidson County, Tennessee.
5. Storm Water Detention Agreement of record in Book 6824, Page 870, in the Register's Office for Davidson County, Tennessee.
6. Ground Lease of record in Book 6596, Page 608, in the Register's Office for Davidson County, Tennessee.
7. Restrictions of record as Instrument Number 20070430-0051244 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
8. Subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Cloister at St. Henry of record in Book 6042, Page 602, Book 6042, Page 650, Book 6237, Page 665, Book 6519, Page 187, Book 6675, Page 173 and Book 7590, Page 273, Register's Office for Davidson County, Tennessee.

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 July, 2020.

Zvi Manas -Grantor

Diane Mildred Manas -Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Zvi Manas and Diane Mildred Manas, 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 29 day of July, 2020.

NOTARY PUBLIC
My commission expires: 12/19/2020

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 **$355,000.00** 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 31st day of July, 2020.

Affiant

NOTARY PUBLIC
My commission expires: 12/19/2020

Grantee(s) Name, Address:	Send Tax Statement To:
Morton H. Stein and Celia A. Stein	New Owner
716 Mount Carmel Place	Same
Nashville, TN 37205	