PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy W. Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 457560 **DEEDWARR**
08/14/2020 03:15:59 PM 2 pgs
Fees: $13.00 Taxes: $1,015.65
20200814-0091553

W & I Ref: (DM) Title No.: 61177
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Brenda Warren 810 Marquette Drive Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 129110A81000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$274,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kori L. Meyers**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brenda Warren** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 106L of The Cloister at St. Henry, Phase 1-D, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 6933, page 927, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Nancy Kile by Sublease and Conveyance of Condominium Apartment from Leonard T. Blackwell, devisee under the Last Will and Testament of Thelma C. Blackwell, of record in Inst. No. 6331/2217293, Probate Court Clerk's Office for Davidson County, Tennessee, dated April 18, 2006 and recorded on April 25, 2006, of record in Inst. No. 20060425-0046997, Register's Office for Davidson County, Tennessee and by Warranty Deed from St. Henry's Property Development, Inc., dated March 8, 2011, recorded March 11, 2011, of record in Inst. No. 20110311-0019501, said Register's Office. By Quitclaim Deed of record in Inst. No. 20160603-0056385, said Register's Office, subject property was conveyed to Kori L. Meyers, Trustee under the Irrevocable Trust Agreement of Nancy Z. Kile, dated May 31, 2016. Subject property was further conveyed to Kori L. Meyers by Quitclaim Deed by Trustee of record in Inst. No. 20200511-0048914, said Register's Office. Abstract of Trust is of record in Inst. No. 20160603-0056384, said Register's Office.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2020, and subsequent years; The Plan, with Owner's Certificate, of record as shown on Exhibit "B" to the Master Deed of record in Book 6933, page 927, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed and By Laws of record in Book 6933, page 927, Book 7404, page 766, Book 7590, page 273, Book 9269, page 285, Book 6042, page 602, amended in Book 6519, page 187, Inst. No. 20020109-0005376, Inst. No. 201012280102374, Inst. No. 20140219-0014189, Inst. No. 20180907-0088838, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Easement for sanitary sewers and/or storm drainage of record in Book 4191, page 157, said Register's Office; Stormwater Detention Agreement of record in Book 6824, page 870, and Book 6862, page 384, said Register's Office; Ground Lease of record in Book 6922, page 282, said Register's Office; Non-disturbance Agreement of record in Book 7306, page 289, said Register's Office; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Inst. No. 20160824-0088443, said Register's Office; Charter of St. Henry's Property Development, Inc. of record in Book 9249, page 622, Book 10391, page 314, Book 5892, page 475, said Register's Office; Charter of The Cloister Homeowners Association of record in Book 6076, page 203, amended in Inst. No. 20140219-0014188, Inst. No. 20140507-0039179, Inst. No. 20140507-0039180, said Register's Office.

This is improved property, known as 810 Marquette Drive, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 13th day of August, 2020.

Kori L. Meyers

State of Tennessee

County of Davidson

On this 13th day of August, 2020, before me the undersigned authority, personally appeared Kori L. Meyers, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $274,500.00.

Affiant

Sworn and subscribed before me this 13th day of August, 2020.

Notary

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022