**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**

Karen Johnson Davidson County
Batch# 474504 **DEEDWARR**
09/14/2020 08:33:47 AM 3 pgs
Fees: $18.00 Taxes: $94.35

20200914-0104164

**---Above This Line Reserved For Official Use Only-----**

# 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, **St. Henry's Property Development, Inc.,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Patrick J. Riley**, 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. 421 created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for The Cloister at St. Henry, Phase IB, of record in Book 6237, Page 665, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the Plat for The Cloister at St. Henry, Phase IB, attached as Exhibit "B" to said Master Deed for proper identification.

Being the same property conveyed to St. Henry's Property Development, Inc. by Quitclaim Deed from Most Reverend David R. Choby, Bishop of the Catholic Diocese of Nashville, as Trustee, dated December 17, 2010, and filed for record on December 22, 2010, in Instrument Number 20101222-0101678, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Patrick J. Riley by Quitclaim Deed from Polly W. Riley of record in Instrument No. 20040820-0101014, Register's Office for Davidson County, Tennessee, dated August 02, 2004, and recorded on August 20, 2004.

This is improved property also known as 421 Siena Drive, Nashville, Tennessee 37205.

Map and Parcel: 129110A42100

This conveyance is subject to the following:

1.) Subject to 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 St. Henry's Property Development, Inc. Ground Lease(s) of record, beginning in Book

6208, Page 137, Register's Office for Davidson County, Tennessee, including any amendments or extensions thereof, the Declaration of Restrictions, Covenants and Easements for the Cloister at St. Henry of record in Book 6237, Page 665, and amended in Book 6834, page 449, both in the Register's Office for Davidson County, Tennessee, and the leasehold interest of the current owner/occupants of the unit.

2.) Provisions of the Tennessee Condominium Act of 2008, TN Code Annotated, Sections 66-27-201 et seq., Register's Office for Davidson County, Tennessee.

Grantor and Grantee intend that the vesting of both the Leasehold Interest (as defined in the Declaration) in a Leasehold Unit (as defined in the Declaration) and the fee simple interest in the corresponding Unit (as defined in the Declaration) in the same person(s) 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 that Unit."

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 1st day of September, 2020.

**St. Henry's Property Development, Inc.**

**By:** _____
**David Glascoe, CEO**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public, in and for Davidson County, Tennessee, **David Glascoe**, with whom I am personally acquainted (or is identified upon basis of satisfactory evidence presented to me), and who, upon oath, acknowledged himself to be the **CEO** of **St. Henry's Property Development, Inc.**, and that as such **CEO**, he executed the forgoing instrument for the purposes therein contained, having been fully authorized to do so, by signing his name as **CEO.**

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 1st day of September, 2020.

Mary A Seaman
NOTARY PUBLIC

My Commission Expires: My Commission Expires May 07, 2024

MARY A. SEAMAN
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

| Grantee(s) Name, Address: | Send Tax Statement To: |
|---|---|
| Patrick J. Riley | New Owner |
| 42 Sturbridge Court | |
| Nashville, TN 37215 | |

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 **$25,500.00** 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 10 day of September, 2020.

Affiant

(Seal)

ELIZABETH LEVSEN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 11-27-2023

Notary Public

My commission expires:

11/27/2023