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-3769**

Karen Johnson Davidson County
Batch# 476455 **DEEDWARR**
09/16/2020 10:21:16 AM 2 pgs
Fees: $13.00 Taxes: $973.10

20200916-0105672

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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, **Dorothy B. White, unmarried,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Judith A. Stois*** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit: *unmarried

Land in Davidson County, Tennessee, being Unit No. 425 created under Title 66, Chapter 27, Section 101, at seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for The Cloister at St. Henry, Phase 1B, 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 1B, attached as Exhibit "B" to said Master Deed for proper identification.

Being the same property conveyed to Linson A. White and wife, Dorothy B. White by Sublease and Conveyance of Condominium Apartment from St. Henry's Property Development, Inc. of record in Book 6437, page 290, Register's Office for Davidson County, Tennessee, dated November 30, 1984, and recorded on November 30, 1984. Linson A. White passed away on 01/22/1991 leaving Dorothy B. White as the sole owner by virtue of their tenancy by the entirety. Also being the same property conveyed to Dorothy B. White by Warranty Deed from St. Henry's Property Development, Inc. dated 9-16-2020 and filed for record on _____ in Instrument Number _____, Register's Office for Davidson County, Tennessee.
20200916-0105670

This is improved property also known as 425 Siena Drive, Nashville, Tennessee 37205.

Map and Parcel: 129110A42500CO

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 6237, Page 665, 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 14th day of September, 2020.

Ginger Headden Mize

Dorothy B. White
by Ginger Headden Mize, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Ginger Headden Mize**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Dorothy B. White** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

WITNESS my hand and official seal this 14th day of September, 2020.

M. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

NOTARY PUBLIC
My commission expires: 12-19-2020

Grantee(s) Name, Address:	Send Tax Statement To:
Judith A.Stois	New Owner
425 Siena Drive	Same
Nashville, TN 37205	

STATE OF TENNESSEE
COUNTY OF Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$263,000.00** 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 ____ day of September, 2020.

Affiant

NOTARY PUBLIC
My commission expires: ____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6 2022