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# 477847 DEEDWARR
09/17/2020 10:33:30 AM 4 pgs
Fees: $23.00 Taxes: $94.35
20200917-0106503

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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, **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 **J. Ronald M. York**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 256 created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed for The Cloister at St. Henry 1C, of record in Book 6675, page 173, Registers office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in Master Deed. Reference is hereby made to the Plat for The Cloister at St. Henry, Phase 1C, attached as Exhibit "B" to said Master Deed for property identification.

Being part of the same property conveyed to St. Henry's Property Development, Inc. by deed from Most Reverend David R. Choby, Bishop of the Catholic Diocese of Nashville, as Trustee of record as Instrument No. 201012220101678, said Register's Office.

This is improved property also known as 256 Cana Circle, Nashville, TN 37205.

Map and Parcel: 129-11-0A-256.00-CO

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 5961 page 657 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 instrument

#20101228-0102374 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 16th day of September, 2015.

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 16th day of September, 2020.

Mary A Seaman
NOTARY PUBLIC

My Commission Expires May 07, 2024
My Commission Expires: _____

MARY A. SEAMAN
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Grantee(s) Name, Address:	Send Tax Statement To:
J. Ronald M. York	New Owner
235 Cana Circle	
Nashville, TN 37205	

STATE OF TENNESSEE
COUNTY OF WILSON

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 10th day of September, 2020.

Ashley Utley
Affiant

Notary Public

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(Seal)

My commission expires:

07-11-2021

Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of WILSON

Personally appeared before me, Lisa P. Chaney, a notary public for this county and state,
Notary's Name

Todd A. Tressler, II, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 07-11-2021

NOTARY'S SEAL

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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