Karen Johnson Davidson County
Batch# 501748 DEEDWARR
10/26/2020 03:07:30 PM 4 pgs
Fees: $23.00 Taxes: $1,036.00
20201026-0124039

35768

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 35768-09-2020	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $280,000.00. Affiant Subscribed and sworn to before me this 13th day of October, 2020. Notary Public My Commission Expires:

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Thomas R. Vorholt, Connie L. Vorholt 416 Siena Drive Nashville, TN 37205	Send Tax Bills To: New owner 416 Siena Drive Nashville, TN 37205	Tax Information: Map and Parcel No.: 129110A41600CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Frederick Thomas LePore, as to an undivided 1/6 interest, Michael Lipsey LePore, as to an undivided 1/6 interest, and Frederick Thomas LePore, Trustee of the Testamentary Trust for benefit of Erica Alison LePore created under Last Will and Testament of Virginia R. Lepore, deceased, as to an undivided 2/3 interest., ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Thomas R. Vorholt and Connie L. Vorholt, husband and wife, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 416 Siena Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 416, together with the appurtenant interest in the common elements of The Cloister at St. Henry, Phase 1-B, of Lot 2, a horizontal property regime established by Master Deed of record in Book 6237, page 665, as amended in Book 6834, page 449 and the Declaration of Restrictions, Covenants and Easements recorded as Instrument No. 20101228-0102374, as amended in Instrument No. 20180907-0088838, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned amendment to said Master Deed and on Exhibit "B" to the aforementioned Declaration.

Being the same property conveyed to Virginia R. LePore and Vito F. LePore, married, by Sublease and Conveyance of Condominium Apartment dated May 14, 2004 from Frank J. Baldinger, Co-Executor, and Eileen Beehan, Co-Executor, of the Estate of Edith B. Baldinger, deceased, and Eileen Beehan, Trustee of The Baldinger Family Trust, established by the Last Will and Testament of Edith B. Baldinger, deceased, of record in Instrument No. 20040521-0060021, Register's Office for Davidson County, Tennessee. Vito F. LePore having since died on July 21, 2005 leaving Virginia R. LePore as surviving tenant by the entirety. Virginia R. LePore having since died on May 27, 2020 leaving a Last Will and Testament filed for Probate in Docket No. 20P986, Probate Court for Davidson County, Tennessee. In accordance with the terms of said Will, subject property was devised to Frederick Thomas LePore, as to an undivided 1/6 interest, Michael Lipsey LePore, as to an undivided 1/6 interest, and Frederick Thomas LePore, Trustee of the Testamentary Trust for benefit of Erica Alison LePore created under Last Will and Testament of Virginia R. Lepore, deceased, as to an undivided 2/3 interest.

This conveyance is made subject to:

1. 2020 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Restrictions, Covenants and Easements for The Cloister at St. Henry, of record in Instrument No. 20101228-0102374 amended in Instrument No. 20180907-0088838, Register's Office for Davidson County, Tennessee.
3. By-Laws of The Cloister at St. Henry, Phase I-B, of record in Book 6042, page 602, amended in Book 6519, page 187, Book 7590, page 273, Book 9269, page 285, Instrument No. 20020109-0003376, and Instrument No. 20140219-0014189, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Cloister at St. Henry Phase 1-B, of record in Book 6237, page 665, amended in Book 6834, page 449, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 5200, page 529 as revised in Book 5200, page 676 and Book 6250, page 585, Register's Office for Davidson County, Tennessee.
6. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
7. Terms and limitations imposed by Tennessee Condominium Act of 2008, T.C.A. 66-27-201, et seq.
8. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4191, page 157, Register's Office for Davidson County, Tennessee.
9. Storm water detention agreement of record in Book 6145, page 293, Book 6824, page 870, Register's Office for Davidson County, Tennessee.
10. Terms and conditions of the Ground Lease recorded in Book 6208, page 137, Register's Office for Davidson County, Tennessee.
11. Easement granted to Comcast of Nashville I, LLC of record in Instrument No. 20131021-0109631, Register's Office for Davidson County, Tennessee.
12. The vesting of 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 merge the Leasehold Interest and the fee simple interest once the Leasehold Termination Date (as defined in the Declaration has occurred with respect to that Unit. Rights or claims of parties in possession.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 13th day of October, 2020.

Frederick Thomas LePore

Michael Lipsey LePore

Frederick Thomas LePore, Trustee

Frederick Thomas LePore, Trustee
of the Testamentary Trust of Erica Alison LePore
created under the Last Will and Testament of
Virginia R. LePore, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Frederick Thomas LePore and Michael Lipsey LePore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of October, 2020.

Notary Public
My Commission Expires: 10/02/23

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frederick Thomas LePore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of the Testamentary Trust of Erica Alison LePore created under the Last Will and Testament of Virginia R. LePore, deceased, and as such, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 13th day of October, 2020.

Notary Public
My Commission Expires: 10/02/23

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

TRUE COPY CERTIFICATION

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

