THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 201131447** Karen Johnson Davidson County Batch# 520682 **DEEDWARR** 11/24/2020 11:12:36 AM 3 pgs Fees: $18.00 Taxes: $1,295.00 20201124-0137785	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $350,000.00. Affiant Subscribed and sworn to before me, this 20th day of November, 2020. Notary Public My Commission Expires:

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner: Carolyn Norman 207 Cana Circle Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 129-11-0A-207.00-CO

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, **Joseph N. Remillard, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carolyn Norman , a single person**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Leashold interest:

Tract 1:
A certain condominium apartment in Davidson County, Tennessee, being Unit No. 207, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed of record in Book 6042, Page 602, as amended by Amendment to Master Deed of record in Book 6071, Page 149, and as corrected by Correction of Amendment of record in Book 6237, Page 660, Register's Office for Davidson County, Tennessee, and the By-Laws of record in Book 6042, Page 653, as amended in Book 6519, Page 187, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit Described in said Master Deed. Reference is hereby made to the plan for Phase I-A of Lot No. 2, The Cloister at Saint Henry, of record in Plat Book 5200, Page 445; Plat Book 5200, Page 529; and Plat Book 5200, Page 676, said Register's Office, for a more complete identification and description of such Unit.

Fee Simple interest:

Tract 2:
A certain condominium apartment in Davidson County, Tennessee, being Unit No. 207, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed of record in Book 6042, Page 602, as amended by Amendment to Master Deed of record in Book 6071, Page 149, and as corrected by Correction of Amendment of record in Book 6237, Page 660, Register's Office for Davidson County, Tennessee, and the By-Laws of record in Book 6042, Page 653, as amended in Book 6519, Page 187, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit Described in said Master Deed. Reference is hereby made to the plan for Phase I-A of Lot No. 2, The Cloister at Saint Henry, of record in Plat Book 5200, Page 445; Plat Book 5200, Page 529; and Plat Book 5200, Page 676, said Register's Office, for a more complete identification and description of such Unit.

Tract 1:
Being the same property conveyed to Joseph N. Remillard, an unmarried man by Warranty deed from Joseph C. DeWane, an unmarried man of record in Instrument No. 20200723-0081099 Register's Office for Davidson County, Tennessee, dated July 21, 2020 and recorded on July 23, 2020.

Tract 2:

Being the same property conveyed to Joseph N. Remillard, an unmarried man by Warranty deed from Joseph C. DeWane, an unmarried man of record in Instrument No. 20200723-0081099 Register's Office for Davidson County, Tennessee, dated July 21, 2020 and recorded on July 23, 2020.

The vesting of the Leasehold Interest in said Leasehold Unit and the fee simple interest in the corresponding Unit in the same person(s) shall not merge the Leasehold Interest and fee simple interest unless and until the Leasehold Termination Date has occurred with respect to this unit, this transfer of the fee simple interest in the Unit is subject to the terms of Ground Lease of record in Book 6922, Page 282, said Register's Office and the fee simple interest and the leasehold interest are not merged by the vesting of both interest in the same person(s).

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien not yet due and payable.
Master Deed establishing a Horizontal Property Regime of The Cloister at St. Henry, Phase 1C, (a Horizontal Property Regime) of record in Book 6042, Page 602 and amended in Book 6071, Page 149, as corrected in Book 6237, page 660, both in the Register's Office for Davidson County, Tennessee.
By-Laws of The Cloister at St. Henry of record in Book 6042, Page 602 (Page 650), amended by Book 6519, Page 187, Book 7590, Page 273, Book 9269, Page 285, Instrument No. 20020109-0003376 and Instrument No. 20140219-0014189, in the Register's Office for Davidson County, Tennessee.
Charter of record in Book 6076, Page 203, in the Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20101228-0102374, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
Terms and Provisions of Ground Lease dated August 31, 1982, by and between James D. Niedergeses, Bishop of the Diocese of Nashville, Lessor, and St. Henry's Property Development, Inc., Lessee of record in Book 5961, Page 657, in the Register's Office for Davidson County, Tennessee.
Rights of tenants, as tenants only, under recorded or unrecorded leases.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4191, Page 157, in the Register's Office for Davidson County, Tennessee.
Easement for ingress and egress of record in Book 6673, Page 133, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Book 6145, Page 293 and Book 6824, Page 870, in the Register's Office for Davidson County, Tennessee.
Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 6065, Page 127, Book 6065, Page 132, Book 7893, Page 299 and Book 7893, Page 451, in the Register's Office for Davidson County, Tennessee.
Subject to all matters shown on the Plan of record in Plat Book 5200, Page 455, Book 5200, Page 529, Book 5200, Page 676, Book 6250, Page 914, and as shown on the Plat attached as Exhibit "B" to the Declaration of Restrictions, Covenants and Easements for The Cloister at St. Henry, a condominium, recorded as Instrument No. 20101228-0102374, all in the Register's Office for Davidson County, Tennessee.
Board Resolution for Additional Maintenance and Variance of record in Instrument Number 20180907-0088838, in the Register's Office for Davidson County, Tennessee.
Board Resolution for Additional Maintenance and Variance of record in Instrument Number 20180907-0088838, in the Register's Office for Davidson County, Tennessee.
Subject to the terms and conditions of Lease of record in Book 6074, Page 155 and Sublease of record in Book 9734, Page 799 and Appointment of Successor Trustee recorded in Instrument No. 20171018-0106554, Register's Office for Davidson County, Tennessee.

This is improved property located at 207 Cana Circle Nashville TN 37205

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of November, 2020.

Joseph N. Remillard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph N. Remillard, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of November, 2020.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022