Karen Johnson Davidson County
Batch# 564630 DEEDWARR
01/29/2021 03:10:50 PM 2 pgs
Fees: $13.00 Taxes: $1,054.50
20210129-0013663

WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $285,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF JANUARY, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2/19/2024

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 21-2136LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Kenneth J. Vetters and Frances G. Vetters	SAME AS THE NEW OWNER	
262 Cana Circle		129 11 0A 262.00
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JANE BURNS, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KENNETH J. VETTERS AND FRANCES G. VETTERS, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 262 of The Cloister at St. Henry, Phase 1C, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Cloister at St. Henry, Phase 1C of record in Book 6675, Page 173, corrected by Surveyors Certificate of Correction in Instrument No. 20080402-0032958 and in the Declaration of Restrictions, Covenants and Easements for The Cloister at St. Henry, a Condominium, of record in Instrument No. 20101228-0102374, in the Registers Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Master Deed and Declaration; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed and Declaration.

Being the same property conveyed to Jane Burns and husband,* Charles Burns, by Warranty Deed from Carol R. Johnson, unmarried, of record in Instrument No. 20140425-0035088, in the Register's Office of Davidson County, Tennessee, dated April 24, 2014 and recorded on April 25, 2014.

*Charles Burns AKA Charles Martin Burns having since died on 02/01/2020

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE CLOISTER AT ST. HENRY, as recorded in Plat Book 6250, Page(s) 979, Plat Book 6250, Page 924, Plat Book 5200, Page 676 and Plat Book 5200, Page 455.

4. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE CLOISTER AT ST. HENRY Condominium of record in Book 6042, Page 979, as amended by instrument(s) of record in Book 6071, Page 149, Corrected in Book 6237, Page 660, (Phase 1A); Book 6237, Page 665, corrected in Book 6834, Page 449 (Phase 1B), amended in Book 6317, Page 688; Book 6533, Page 580, Book 6675, Page 173 (Phase 1C), Surveyor's Certificate of Correction at Instrument No. 20080402-0032958, Book 6933, Page 927, Book 7404, Page 766, (Phase 1D); as Amendment to Bylaws in Book 6519, Page 187; Book 6533, Page 580; Book 7590, Page 273 and Book 9269, Page 285 and Instrument No. 20020109-0003376; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

5. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20101228-0102374, as Amendment to Bylaws in Instrument No. 20140219-0014189.

6. Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20160824-0088443.

7. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4191, Page 157.

8. Easement recorded in Instrument No. 20131021-0109631.

9. Storm Water Detention Agreement as set forth in instrument recorded in Book 6862, Page 384.

10. Ground Lease recorded in Book 6596, Page 608 sublease in Book 6835, Page 852.

11. Board Resolution for Additional Maintenance and Variance in Instrument No. 20180907-0088838.

This is improved property known as 262 Cana Circle, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand on the 28th day of January, 2021.

Jane Burns

Jane Burns

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, JANE BURNS, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 28th day of January, 2021.

Notary Public

My Commission Expires: 2-19-2024

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024