THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210132436

Karen Johnson Davidson County
Batch# 581515 **DEEDWARR**
03/02/2021 12:19:53 PM 2 pgs
Fees: $13.00 Taxes: $1,372.70

20210302-0026552

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $371,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of February, 2021.

Notary Public
My Commission Expires: _____

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mary Matthews-Fadel 259 Cana Circle Nashville TN 37205	New Owner	Tax Parcel ID No. 129 11 0A 259.00

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, **Peggy Self Hollis, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary Matthews-Fadel**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 259 of The Cloister at St. Henry, Phase IC, 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 IC of record in Book 6675, page 173, amended in Instrument No. 20101228-0102374, 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; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Peggy Self Hollis and husband Harry N. Hollis, by Warranty Deed from Mary Rose McCabe, unmarried and Helen R. McCabe, unmarried, of record in Instrument No. 20120120-0005829, in the Register's Office of Davidson County, Tennessee, dated January 13, 2012 and recorded on January 20, 2012.

Harry N. Hollis having since died on September 13, 2020.

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.

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

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Cloister at St. Henry, as recorded in Plat Book 5200, Page(s) 455.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of First Revision The Cloister at St. Henry, as recorded in Plat Book 5200, Page(s) 676.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Third Revision The Cloister at St. Henry, as recorded in Plat Book 6250, Page(s) 924.

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 6317, Page 688, as amended by instrument(s) of record in Book 6533, Page 580; Book 6675, Page 173; 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.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20101228-0102374 and Resolution recorded in Instrument No. 20180907-0088838.

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

Storm Water Detention Agreement as set forth in instrument recorded in Book 6145, Page 293; Book 6824, Page 870 and Book 6862, Page 384.

Fee simple interest of The Most Reverend William L. Adrian, Bishop of the Roman Catholic Diocese of Nashville as disclosed by Warranty Deed recorded in Book 3499, Page 292.

Ground Lease record in Book 6596, Page 608 and Sublease record in Book 6840, Page 514 Resolution of record in Book 6527, Page 696.

This is improved property located at 259 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 24th day of February, 2021.

Peggy Self Hollis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 24th day of February, 2021.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022