WARRANTY DEED

Karen Johnson Davidson County
Batch# 673347 **DEEDWARR**
07/08/2021 11:56:05 AM 2 pgs
Fees: $13.00 Taxes: $1,248.75

20210708-0092150

MJ-SB-FSBO-21-106

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $337,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/9/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lloyd Gordon Tannenbaum and Paula Andrews Tannenbaum	**NEW OWNER**	
(NAME)	(NAME)	**129-11-0A-106.00-CO**
106 Cloister Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **FRANCIS CARL FIELD, JR AND KATHERINE FIELD GADDY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LLOYD GORDON TANNENBAUM AND PAULA ANDREWS TANNENBAUM, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 106 on the plan of First Revision Condominium Site Plan, Plat for Phase I-A of Lot No. 2, The Cloister at Saint Henry, of record in Plat Book 5200, Page 656, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Mary Porter Field, unmarried, by Warranty Deed from St. Henry's Property Development, Inc., of record in Instrument No. 20110203-0009767 Register's Office for Davidson County, Tennessee, dated February 01, 2011 and recorded on February 03, 2011.

Said Mary Porter Field having since died on September 27, 2020, leaving Last Will and Testament filed for Probate in Docket No. 20P2192, Chancery Court of Davidson County, Tennessee. In accordance with the terms of the Will, Mary Porter Shockley Field bequeathed said property to Francis Carl Field, Jr. and Katherine Field Gaddy.

This conveyance is subject to:
- Taxes for the year 2021.
- Matters shown on the Plan of record in Plat Book 5200, Page 529, Plat Book 5200, Page 676, Plat Book 6250, Page 656, Plat Book 6250, Page 924 and Plat Book 6250, Page 979, Register's Office for Davidson County, Tennessee.
- Charter for Homeowners Association of record in Book 6076, Page 203, amended in Instrument No. 0140219-0014188 and Instrument No. 20140507-0039179, 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 Number 20101228-0102374, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of The Cloister at St. Henry of record in Book 6042, Page 602, amended in Book 6071, Page 149, Book 6237, Page 660 and Instrument No. 20180907-0088838, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6042, Page 650, amended in 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.
- Ground Lease of record in Book 5961, Page 657, in the Register's Office for Davidson County, Tennessee.
- Sewer Easement of record in Book 6065, Page 132, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 6065, Page 132, in the Register's Office for Davidson County, Tennessee.
- Water Main Easement of record in Book 6065, Page 127, in the Register's Office for Davidson County, Tennessee.
- Board of Resolution for Additional Maintenance and Variance of record in Instrument Number 20180907-0088838, 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.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **106 Cloister Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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/our hand(s) this the 1 DAY OF JULY, 2021.

Francis Carl Field, Jr

Katherine Field Gaddy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANCIS CARL FIELD, JR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of July, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHERINE FIELD GADDY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of July, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212