Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MJ-PR-21-201

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

CRT File No. 210736248

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $325,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of August, 2021.

Notary Public
My Commission Expires: 07/09/24

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

Karen Johnson Davidson County
Batch# 696534 DEEDWARR
08/12/2021 03:47:23 PM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20210812-0109207

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Katharine R. Stilley 201 Cana Circle Nashville TN 37205	New Owner	Tax Parcel ID No. 129 11 0A 201 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, **Jason Edward Arbogast and Rachel Marie Howland, Individually and as Co-Executors of the Estate of Anthony C. Howland** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Katharine R Stilley**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 201 as shown on the plan of First Revision, Condominium Site Plan, Plat for Phase 1-A of Lot No. 2, The Cloister at Saint Henry, of record in Plat Book 5200, Page 656, said Register's Office and being further established by the Master Deed of record in Book 6042, Page 602 and amended in Book 6071, Page 149, Book 6237, Page 660, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Grantor and Grantee intend that the vesting of both 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 not merge the Leasehold Interest and the fee simple interest unless and until the Leasehold Termination Date (as defined in the Declaration) has occurred with respect to that Unit.'"

(Leasehold Interest): Being the same property conveyed to Anthony C. Howland by Deed of Leasehold Interest from Elynor C. Rooney, unmarried, of record in Instrument No. 20140214-0013156, Register's Office for Davidson County, Tennessee, dated February 3, 2014 and recorded on February 14, 2014.

(Fee Simple Future Interest): Being the same property conveyed to Anthony C. Howland by Warranty Deed from St. Henry's Property Development Inc. of record in Instrument No. 20140214-0013158, Register's Office for Davidson County, Tennessee, dated February 7, 2014 and recorded on February 14

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20101228-0102374 and assigned in Instrument No. 20210414-0049982.

Covenants, Conditions and Restrictions as set forth in Storm Water Detention Agreement recorded in Book 6824, Page 870 and in Book 6862, Page 384.

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, Phase 1A Condominium of record in Book 6042, Page 602, as amended by instrument(s) of record in Book 6071, Page 149 and corrected in Book 6237, Page 660; Book 6519, Page 187; Book 7590, Page 273; Book 9269, Page 285; Instrument No. 20020109-0003376; and Instrument No. 20140219-0014189; 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.

Charter of the Cloister Owners' Association of record in Book 6076, Page 203.
Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4191, Page 157.

All of the terms and provisions set forth and contained in that certain Ground Lease between James D. Niedergeses, Bishop of the Diocese of Nashville, Lessor, and St. Henry's Propety Development, Inc., Lessee, recorded in Book 5961, Page 657.

Terms and conditions of the Boundary Line Agreement between Valley Ridge, LLC and The Most Reverend David R. Choby, Bishop of the Catholic Diocese of Nashville, Tennessee recorded in Instrument No. 20090921-0087988.

This is improved property located at 201 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 6th day of August, 2021.

Estate of Anthony C. Howland

BY: Jason Edward Arbogast, Co-Executor

BY: Rachel Marie Howland, Co-Executor

Jason Edward Arbogast, Individually

Rachel Marie Howland, Individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jason Edward Arbogast and Rachel Marie Howland, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that