BOX 10-B

Karen Johnson Davidson County
Batch# 890944 **DEEDWARR**
07/19/2022 01:10:00 PM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20220719-0082788

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$550,000.00**

X Mary L Swinger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2022.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GARY L. SWINGER & KENNETH A. OWENS	**SAME**	**129-11-0A-306.00-CO**
(NAME) **304 CANA CIRCLE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, **I, LINDA MOORE SCHIPANI,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GARY L. SWINGER AND SPOUSE, KENNETH A. OWENS,** 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 Condominium Apartment in Davidson County, Tennessee, being Unit No. 304, together with the appurtenant interest in the common elements of The Cloister at St. Henry, Phase 1C, a horizontal property regime established by Master Deed, of record in Book 6675, Page 173, amended in Instrument No. 20080402-0032958, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Master Deed.

Being the same property conveyed to Linda Moore Schipani by deed dated January 14, 2022 from Richard Hedgepath, Jr. as Executor of the Estate of Zelma Joyce Robertson, of record in Instrument No. 20220114-0005782, Register's Office for Davidson County, Tennessee.

****This is not the principal residence of the grantor.****

This conveyance is subject to Matters shown on the Plan of record in Plat Book 5200, page 455, and Plat Book 6250, page 979; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4191, page 157 and Instrument No. 20160824-0088443; Storm Water Detention Agreement of record in Book 6145, page 293 and Book 6824, page 870; Ground Lease of record in Book 5961, page 657 and in Book 6596, page 608; No merger shall occur between the ground lease and fee interest until such time as said ground lease terminates; Master Deed of record in Book 6675, page 173, corrected in Instrument No. 20080402-0032958, Instrument No. 20101228-0102374 and Instrument No. 20180907-0088838; By-Laws of the Cloister Owner's Association of The Cloister at St. Henry of record in Book 7590, page 273, Book 9269, page 285, Instrument No. 20020109-0003376 and Instrument No. 20140219-0014189;Easement granted to Comcast of Nashville I, LLC of record in Instrument No. 20131021-0109631; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **304 CANA CIRCLE, NASHVILLE, TN 37205**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 is unencumbered; 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 this 15th day of July, 2022.

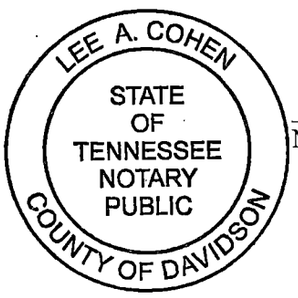
LINDA MOORE SCHIPANI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Linda Moore Schipani**, the bargainor, with whom I am personally acquainted (or proved to me 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 office this 15th day of July, 2022.

My Commission Expires: **March 3, 2026**



Notary Public