Davidson County DEEDWARR
Recvd: 04/17/02 09:28 2pgs
Fees:12.00 Taxes:0.00

20020417-0047497

THIS INSTRUMENT WAS PREPARED BY

Allison Title Company
116 Wilson Pike Circle, Suite 206
Brentwood, TN 37027

PICK-UP

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Elberta A. Pritchett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF April 2002.

Notary Public

MY COMMISSION EXPIRES: 10-2-

(AFFIX SEAL)

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Susan Elberta Pritchett	New Owner	Map: 129
(NAME) 271 Cana Circle	(NAME)	Parcel: 92R
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF LOVE AND AFFECTION AND THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Elberta A. Pritchett, a widow

, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED, SOLD AND LEASED, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND LEASE UNTO

Susan Elberta Pritchett, subject to a life estate for Elberta A. Pritchett

, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN CONDOMINIUM APARTMENT IN Davidson COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit No. 92R created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for The Cloister at St. Henry, Phase 1D, of record in Book 6933, Page 927, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the Plat for The Cloister at St. Henry, Phase 1D, attached as "Exhibit B" to said Master Deed for proper identification.

Being part of the property leased to St. Henry's Property Development, Inc. by Ground Lease of record in Book 6922, Page 282, Register's Office for Davidson County, Tennessee.

This conveyance and lease is subject to the following:

1. Provisions of TCA, Section 64-27-101, et seq.

2. Conditions, restrictions, options, encumbrances, liens, assessments, easements, and undertakings contained in the Master Deed for The Cloister at St. Henry, Phase 1D, of record in Book 6933, Page 927, Register's Office for Davidson County, Tennessee, and the Bylaws for The Cloister at St. henry, recorded in Book 6042, Page 650, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewer and/or Storm Easement of record in Book 4191, Page 157, Register's Office for Davidson County, Tennessee.

4. Matters shown on the Plan of Fifth Revision of The Cloister at St. henry, Phase 1D, of record in Book 6250, Page 979, Register's Office for Davidson County, Tennessee.

5. Storm Water Detention Agreement by and between St. Henry's Property Development, Inc. and The Metropolitan Government of Nashville and Davidson County, of record in Book 6862, Page 384, Register's Office for Davidson County, Tennessee.

6. Real Estate taxes for 2001.

unimproved ☐

This is improved ☒ property, known as 271 Cana Circle, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

E.A.P.

TO HAVE AND TO HOLD the said condominium apartment, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, his, her, or their heirs and assigns for the term of the Grantor's Ground Lease of record in Book 6922, Page 282, Register's Office for Davidson County, Tennessee, and any extension thereof but not further.

GRANTEE understands that Grantor is not conveying the real estate in fee simple and this conveyance is both a sublease by Grantor to Grantee of the above described condominium apartment for the full term of Grantor's Ground Lease and any extension thereof, and a conveyance by Grantor of all right, title and interest of the Grantor in the said condominium apartment. By acceptance of this conveyance, Grantee agrees to assume jointly with the Cloister Owner's Association all obligations of the Grantor under Grantor's Ground Lease, including payment of all real estate taxes assessed against both land and buildings.

THIS conveyance is subject to a Life Estate to be retained by Elberta A. Pritchett.

WITNESS my hand this 14 day of April, 2002.

Elberta A. Pritchett

Elberta A. Pritchett

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On the 14 day of April, 2002, before me personally appeared Elberta A. Pritchett to me known (or who proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument as his or her free act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 14 day of April, 2002.

Commission expires: October 25, 2003

Henry R. Allison, III
Notary Public

