SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires: JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF FEBRUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: July 21, 2007.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sjoerdje Richardson	**Sjoerdje Richardson**	**129-11-A-707CO**
(NAME) **707 Mt. Carmel Place**	(NAME) **707 Mt. Carmel Place**	
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) **Nashville, TN 37205**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **THELMA CHANCE DUKES, ANNA TERESA PATTON AND CECILIA CLAIRE SMITH**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SJOERDJE RICHARDSON AND WILLIAM RICHARDSON, WIFE AND HUSBAND,** 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 certain condominium apartment in Davidson County, Tennessee, being Unit No. 707, 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 IC, of record in Book 6675, page 173, 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 the Master Deed. Reference is hereby made to the Plat for The Cloister at St. Henry, Phase IC, attached as Exhibit "B" to said Master Deed for proper identification.

Being the same property conveyed to Thelma Chance Dukes, Anna Teresa Patton and Cecilia Claire Smith, as tenants by the entirety by deed from Shirley Dorothy Schwartz of record in Book 11238, page 552 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to :

1. Conditions, restrictions, options, encumbrances, liens, assessments, easement and undertakings contained in the Master Deed for The Cloister at St. Henry, Phase 1C, of record in Book 6893, page 356, Register's Office for Davidson County,Tennessee.
2. Subject to terms and conditions of Ground Lease by and between James D. Niedergeses, Bishop of the Diocese of Nashville, and St. Henry's Development, Inc. dated August 31, 1982, of record in book 6596, page 608, Register's Office for Davidson County, Tennessee.
3. Property Taxes for the current year.

unimproved ☐

This is improved ☒ property, known as **707 Mt. Carmel Place, 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, 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 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 our hands this 24th day of February, 2004.

Cecilia Claire Smith
Cecilia Claire Smith

Thelma C. Dukes
Thelma C. Dukes

Anna Teresa Patton
Anna Teresa Patton

Davidson County DEEDWARR
Recvd: 03/01/04 08:45 2pgs
Fees:13.00 Taxes:477.30

20040301-0022664

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thelma C. Dukes, Anna Teresa Patton and Cecilia Claire Smith, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24th day of February, 2004.

Commission expires: July 21, 2007

Shannon Philbin Notary Public

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Expires JULY 21, 2007