SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS INSTRUMENT IS NOT SUBJECT TO RECORDATION TAX PURSUANT TO TENN. CODE ANN. § 67-4-409(a)(2)

Martha G. Likins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MAY, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/19/04 10:30 2pgs
Fees:12.00 Taxes:0.00

20040519-0058729

THIS INSTRUMENT WAS PREPARED BY
Law Offices of Robert L. Scruggs, 2525 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martha G. Likins	**Same As Owner**	**Map 129-11-A**
(NAME) **905 Glenmary Court**	(NAME)	**Parcel 905**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **James P. O'Rourke and Charlotte O'Rourke,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED, SOLD AND LEASED, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND LEASE UNTO **Martha G. Likins,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 94L, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated as established by the Master Deed for The Cloister at St. Henry, Phase ID, of record in Book 6933, page 927, amended in Book 7404, page 766, Register's Office for Davidson County, Tennessee, together with undivided percentage 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 ID, for the property identification, as found in Book 6933, page 980, said Register's Office. Also of record in Plat Book 6250, page 979.

Being the same property conveyed to James P. O'Rourke, subject to a life estate retained by Charlotte O'Rourke, by deed from Charlotte O'Rourke of record in Instrument No. 20031106-0163206, Register's Office for Davidson County, Tennessee.

Charlotte O'Rourke joins in executing this Sublease and Conveyance of Condominium Apartment to convey her life estate in said property.

This Sublease and Conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 6250, page 679, Book 5200, page 445 and Book 5200, page 676, said Register's Office; (c) Master Deed of record in Book 6933, page 927 and Book 7404, page 766, said Register's Office; (d) Charter of record in Book 5852, page 475, Book 9249, page 622 and Book 10397, page 314, said Register's Office; and (e) 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 6922, page 282, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 905 Glenmary Court, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said CONDOMINIUM APARTMENT, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; for the term of the Ground Lease, of record in Book 5691, page 657, Register's Office for Davidson County, Tennessee, and any extension thereof but not further. 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.

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

Witness my hand this 18th day of May, 2004.

James P. O'Rourke

Charlotte O'Rourke

Accepted and agreed:

Martha Likins, Grantee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Martha Likins, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18th day of May, 2004.

Commission expires:

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE

Robert L. Scruggs Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, James P. O'Rourke and Charlotte O'Rourke, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18th day of May, 2004.

Commission expires:

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE

Robert L. Scruggs Notary Public