SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

Davidson County DEEDWARR
Recvd: 10/20/08 14:50 2 pgs
Fees:13.00 Taxes:564.25
20081020-0105263

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires JULY 5, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$152,500.00~~

Catherine W. Brewer

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF OCTOBER, 2008.

Notary Public

MY COMMISSION EXPIRES:

(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
CATHERINE W. BREWER	Elite Home Loans, Inc.	129-11-A-907CO
(NAME)	(NAME)	
907 Glenmary Court	109 Westpark Drive, Suite 260	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Brentwood, TN 37027	
(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, **Doris M. Young, a widow**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED, SOLD AND LEASED, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND LEASE UNTO **Catherine W. Brewer, unmarried**, 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:

Unit No. 94R 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 ID, attached as Exhibit "B" to said Master Deed for proper identification.

Being the same property conveyed to John W. Young and wife, Doris M. Young by Sublease and conveyance of Condominium apartment from St. Henry's Property Development, Inc. of record in Book 7171, page 123 Register's Office for Davidson County, Tennessee.

This sublease and conveyance is subject to:
Current years taxes.
Conditions, restrictions, options, encumbrances, liens, assessments, easements and undertakings contained in the Master Deed for The Cloister at St. Henry, Phase 1D, recorded in Book 6933, page 927, and Restrictions of record in Book 7404, page 766, Register's Office for Davidson County, Tennessee.
By-Laws of the Cloister Owners Association of record in Book 6042, page 650; as amended in book 6519, page 187; Book 7590, page 273; Book 9269, page 285 and Instrument No. 20020109-0003376, Davidson County Register's Office.
Charter of Incorporation of the Cloister Owner's Association of Record in Book 6076, page 203, said Register's office.
Terms and limitations imposed by the Tennessee Horizontal Property Act set forth in T.C.A. §66-27-101 et seq.
Subject to any and all matters as shown on the Plan of the Fifth Revision of The Cloister at St. Henry, Phase 1D of record in Book 6250, page 979, said Register's Office.
Subject to Ground Lease of record in Book 6922, page 282, said Register's Office.
Non Disturbance agreement in Book 7306, page 289, said Register's Office.
All matters shown on the Plan of record in Exhibit "B" to the Master Deed in said Register's Office including but not necessarily limited to restrictions, easements or public utilities and drainage and minimum building setback lines.
Easement to Metro Government of Nashville filed of record in Book 4191, page 157 and Storm Water Detention Agreement in Book 6862, page 384, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **907 Glenmary Court, 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 15th day of October, 2008.

Doris M. Young by Barbara Higgins, Attorney-in-Fact

Doris M. Young by Barbara Higgins Attorney In Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Barbara Higgins and who, upon her oath, acknowledged herself to be the Attorney-In-Fact for the within named Doris M. Young, being authorized to act on behalf of said person, she executed the foregoing instrument as her free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th DAY OF OCTOBER, 2008.

Commission expires:

Notary Public

SHANNON PHILDIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011