BILL GARRETT, Davidson County
Trans:T20090019137 DEEDQC
Recvd: 03/23/09 15:21 4 pgs
Fees:22.00 Taxes:0.00
20090323-0026126

THIS INSTRUMENT PREPARED BY:

Andra J. Hedrick
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
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Nashville, Tennessee 37219-8888
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STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ SHELBY)

The actual consideration for this transfer is $0.00.

William D. Latta
Affiant

Subscribed and sworn to before me, this 11th day of March, 2009.

Notary Public

My Commission Expires: KARLTON E. GOVAN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMM. EXP. 6-23-09

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
William D. Latta John T. Latta, Jr. 281 Cana Circle Nashville, TN 37205	Same	Map 129-11-A Parcel 281 CO

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that William D. Latta, the duly-appointed Executor of the ESTATE OF ANNE LATTA REYNOLDS, deceased (the "Decedent"), who died on September 25, 2007, and whose estate is being administered in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), Docket No. 07P-1810, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the decedent pursuant to the Decedent's Will which was duly admitted to probate and of record at the Clerk's Office of the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), hereby releases, remises and quitclaims unto William D. Latta and John T. Latta, Jr., as tenants-in-common, all of the right, title and interest of the Decedent and the Decedent's estate in and to a certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 99L, 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 the same property conveyed to Anne L. Reynolds by Deed from Norman S. Schauman and wife, Pansy R. Schauman, dated June 2, 2000 and of record as Instrument Number 200006210061802, Register's Office for Davidson County, Tennessee. Anne L. Reynolds having died on September 25, 2007 and by her Last Will and Testament filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket #07P-1810, the property was devised to William D. Latta and John T. Latta, Jr., the Grantees herein.

THIS SUBLEASE AND CONVEYANCE is subject to the following:

1. Provisions of Tennessee Code Annotated, 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, as amended in Book 7407, page 766, Register's Office for Davidson County, Tennessee, and the By-Laws for The Cloister at St. Henry, of record in Book 6042, page 650, as amended and of record as Instrument Number 20020109-0003376, said Register's Office.

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 Count y, 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. 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 July 15, 1986, of record in Book 6922, page 282, Register's Office for Davidson County, Tennessee.

7. Nondisturbance Agreement dated July 15, 1986, between James D. Niedergeses, Bishop of the Diocese of Nashville, Lessor, and St. Henry's Property Development, Inc., Lessee, of record in Book 7306, page 289, Register's Office for Davidson County, Tennessee.

8. Real estate taxes for 2009.

THIS IS IMPROVED PROPERTY known as No. 281 Cana Circle, Nashville, Tennessee 37205.

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

GRANTEES UNDERSTAND that Grantor is not conveying the real estate in fee simple, and this conveyance is both a sublease by Grantor to Grantees of the above described condominium apartment for the full term of the Ground Lease and any extension thereof, and a conveyance by Grantor of all right, title and interest of the Grantor in the described condominium apartment. By acceptance of this conveyance, Grantees agree 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 an buildings.

WITNESS my hand this 16th day of March, 2009.

William D. Latta, Executor of the
Estate of Anne Latta Reynolds, Grantor

William D. Latta, Grantee

John T. Latta, Jr., Grantee

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Shelby)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State WILLIAM D. LATTA, EXECUTOR OF THE ESTATE OF ANNE LATTA REYNOLDS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of March, 2009.

Notary Public

My Commission Expires: 6/23/09

KARLTON E. GOVAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMM. EXP. 6-23-09

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Shelby)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State WILLIAM D. LATTA, Individually, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of March, 2009.

Notary Public

KARLTON E. GOVAN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMM. EXP. 6-23-09

My Commission Expires: 6/23/09

STATE OF TENNESSEE)
COUNTY OF Shelby)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State JOHN T. LATTA, JR., Individually, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of March, 2009.

Notary Public

KARLTON E. GOVAN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMM. EXP. 6-23-09

My Commission Expires: 6/23/09