290800225

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$169,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF AUGUST, 2009.

Notary Public

MY COMMISSION EXPIRES: 9/17/2011 (AFFIX SEAL)

WILSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF JULIA A. HIRT

Davidson County DEEDWARR
Recvd: 08/27/09 12:44 3 pgs
Fees:18.00 Taxes:628.63
20090827-0080670

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
Harris M. Deere and Myrna J. Deere	Owner	**129-11-A-722CO**
(NAME)	(NAME)	
722 Mt. Carmel Place		
(ADDRESS)	(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, **Mary P. Callahan, a single woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED, SOLD AND LEASED, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND LEASE UNTO **Harris M. Deere and wife, Myrna J. Deere**, 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, to wit: Unit No. 722 created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed of The Cloister at St. Henry, Phase 1C, 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 said Master Deed. Reference is hereby made to the Plat for The Cloister at St. Henry, Phase 1C, attached as Exhibit "B" to said Master Deed of proper identification.

Being the same property conveyed to Mary P. Callahan by deed dated November 19, 1997 from Daniel F. Callahan of record in Book 10695, Page 501, said Register's Office.

This sublease and conveyance is subject to: Current years taxes.
Master Deed of Record in Book 6675, Page 173, said Register's Office.
By-Laws contained of record in Book 6042, Page 650; Book 6519, Page 187; Book 6317, Page 720; Book 6533, Page 580; Book 7590, Page 273; Book 9269, Page 285 and Instrument No. 20020109-0003376, said Register's Office.
Charter of the Cloister's Owner's Association recorded in Book 6076, Page 203, said Register's Office.
All matters shown on the Plan of record attached as Exhibit "B" to said Master Deed in said Register's Office.
Subject to Terms and Conditions of Ground Lease of record in Book 6596, Page 608, said Register's Office.
Subject to any conditions and easements as shown on plats of record in Book 5200, page 455 and Book 6250, Page 979, said Register's Office.
Agreement for dedication of easement for sanitary sewers and/or storm drainage in book 4191, page 157, said Register's Office.
Storm Water Detention Agreements in Book 6145, Page 293 and Book 6824, Page 870, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **722 Mt. Carmel Place, Nashville, TN 37205**

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

TO HAVE AND TO HOLD the said condominium apartment and leasehold interest, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, for the term of the Ground Lease of record in Book 6596, Page 608, Register's Office for Davidson County, Tennessee, and any extension or revision thereof; 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 25th day of August, 2009.

Mary P. Callahan

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mary P. Callahan, and executed the foregoing instrument as her free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th DAY OF AUGUST, 2009.

Commission expires: 3-4-13

Notary Public

LAURA B BININGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Mandy Alsup, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mandy Alsup

Notary's Signature

My Commission Expires: 5-14-2011.

Notary's Seal (If on paper)

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.