290800527

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX.

THIS INSTRUMENT PREPARED BY:
AND Record & Return To:
Sidwell, Barrett & Welch, PC
Stewart Title Company - Tennessee
13026 Lebanon Road, Ste 200
Mt. Juliet TN 37122
File No. 280800112

Davidson County DEEDWARR
Recvd: 10/12/09 08:17 4 pgs
Fees:22.00 Taxes:0.00
20091012-0094433

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever
Is greater, for this transfer is Exempt from tax.

Kent Taylor Stewart, Sr.
Affiant

JULIA A. HIRT STATE OF TENNESSEE NOTARY PUBLIC WILSON CO.

Subscribed and sworn to before me, this 24th day of September 2009.

Julia A. Hirt
Notary Public

My Commission expires: 9.17.2011

ASSIGNMENT OF SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

Address New Owner:	**Send Tax Bills To:**	**Map and Parcel No.**
Kent Taylor Stewart, Sr.	**Elite Home Loans**	**Map 129-11-0A**
219 Cana Circle	**109 Westpark Dr., #260**	**Parcel 219.00 CO**
Nashville, TN 37205	**Brentwood, TN 37027**	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **John G. Smith, Mary L. Smith, Patricia Ann Linehan, and Margaret C. McDowell, Devisees under the Will of John Donald Smith,** (the "Grantor") has bargained, sold and conveyed, and by these presents does transfer and convey unto **Kent Taylor Stewart, Sr., unmarried** (the "Grantee"), his heirs and assigns, all right, title and interest of the Grantor in and to a certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Unit 219 , on the First Revision, Condominium Site Plan for Phase 1-A The Cloister at Saint Henry, of record in Plat Book 5200, Page 656, said Register's Office, being further shown on the plan filed as Exhibit C to, and established by the Master Deed of record in Book 6042, Page 602 and amended in Book 6071, Page 149 and Book 6237, Page 660, said Register's Office, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to John D. Smith by deed from Charlotte C. Folk, an unmarried person, of record in Instrument 20011003-0107298, dated October 2, 2001 and filed for record on October 3, 2001, re-recorded in Instrument Number 20020606-0068815, Register's Office for Davidson County, Tennessee. John Donald Smith died testate on September 6, 2008. Being the same property devised to John Gerald Smith, Mary Louise Smith, Patricia Ann Linehan and Margaret Claire McDowell, Devisees under the Last Will and Testament of John Donald Smith, of record under Docket 08P1537 dated February 22, 2007 and filed for record on September 26, 2008, Probate Court for Davidson County, Tennessee.

This conveyance and lease is subject to the following:

(a) Davidson County Taxes for the year 2009 and subsequent years.

(b) All matters as set forth per Plat Book 5200, Page 656, and Plat Book 6250, Page 924, said Register's Office.

(c) Master Deed and By-Laws filed for record in Book 6042, Page 602, amended of record in Book 6071, Page 149, and Book 6237, Page 660, said Register's Office.

(d) By-Laws were amended of record in Book 6519, Page 187, Book 7590, Page 273, Book 9269, Page 285 and Instrument 200201090003376, said Register's Office.

(e) Sewer line Easement of record in Book 4191, Page 157, Book 6065, Page 132, said Register's Office.

(f) Water line Easement of record in Book 6065, Page 127, said Register's Office.

(g) Stormwater Detention Agreement Easement of record in Book 6145, Page 293, Book 6824, Page 870, said Register's Office.

(h) Charter of The Cloister Owners Association of record in Book 6076, Page 203, said Register's Office.

(i) Ground Lease of record in Book 5961, Page 657, said Register's Office.

THIS is improved property known as 219 Cana Circle, Nashville, TN 37205.

TO HAVE AND TO HOLD the said condominium apartment and leasehold interest, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, (or the term of the Grantors' Ground Lease of record in Book 5961, page 657, Register's Office for Davidson County, Tennessee, and any extension thereof, but not further).

Grantors do covenant with the Grantee that the Grantor is lawfully possessed of the leasehold estate in said land, has a good right to assign and convey it, and that the same is unencumbered except as stated above. And the Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to the said leasehold estate to the Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

The Grantee acknowledges that Grantors are not conveying said real property in fee simple to Grantee, but that Grantors are assigning and conveying the Grantors' entire leasehold estate in said land and all interest and title of Grantor in and to the improvements thereon, together with any and all rights that Grantors may have to extend the duration of the leasehold estate through extension or renewal of the lease term.

Kent Taylor Stewart, Sr.

Kent ~~E~~ Stewart, Sr.
^
TAYLOR

STATE OF Tennessee COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Kent Taylor Stewart, Sr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 24th day of September 2009.

Julia A. Hirt

Notary Public

My commission expires: 9.17.2011

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Signed this the 24th day of September 2009.

John G. Smith by Patricia Ann Linehan Attorney in Fact

JOHN G. SMITH BY PATRICIA ANN LINEHAN, HER ATTORNEY IN FACT

Mary L. Smith by Patricia Ann Linehan Attorney in Fact

MARY L. SMITH BY PATRICIA ANN LINEHAN, HER ATTORNEY IN FACT

Margaret C. McDowell by Patricia Ann Linehan Attorney in Fact

MARGARET C. MCDOWELL BY PATRICIA ANN LINEHAN, HER ATTORNEY IN FACT

Patricia Ann Linehan

PATRICIA ANN LINEHAN

State of Tennessee County of Davidson

On this 24th day of September, 2009, before me personally appeared Patricia Ann Linehan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of John G. Smith, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. 20091012-0094430, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this the 24th day of September 2009.

JULIA A. HIRT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Julia A. Hirt

Notary Public 9/17/2011

State of Tennessee County of Davidson

On this 24th day of September, 2009, before me personally appeared Patricia Ann Linehan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact of Mary L. Smith and Margaret C. McDowell, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument No. 20091012-0094431 20091012-0094432 Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this the 24th day of September 2009.

JULIA A. HIRT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Julia A. Hirt

Notary Public 9.17.2011

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)

