BILL GARRETT, Davidson County
Trans:T20090075602 DEEDWARR
Recvd: 11/05/09 12:27 3 pgs
Fees:17.00 Taxes:0.00
20091105-0102399

THIS INSTRUMENT PREPARED BY: Marcy E. Shelton **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF Shelby) The actual consideration for this transfer is $-0-. Affiant Subscribed and sworn to before me, this 27 day of October, 2009. Notary Public My Commission Expires: 4/3/2013

PAIRLIA MASTERSON STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY
My Commission Expires April 3, 2013

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number(s):**
William D. Latta 281 Cana Circle Nashville, TN 37205	Same	Map 129-11-A Parcel 281 CO

SUBLEASE AND QUITCLAIM CONVEYANCE OF CONDOMINIUM APARTMENT

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 T. LATTA, JR.** ("Grantor"), has bargained, sold and leased, and by these presents does transfer, convey and lease unto **WILLIAM D. LATTA** ("Grantee"), his heirs and assigns, Grantor's one-half (1/2) undivided interest in 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.

Being the same property conveyed to William D. Latta and John T. Latta, Jr., as tenants-in-common, by Executor's Quitclaim Deed from the Estate of Anne Latta Reynolds dated March 16, 2009 of record as Instrument No. 20090323-0026126, Register's Office for Davidson County, Tennessee.

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, his 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.

GRANTEE UNDERSTANDS that Grantor is not conveying the real estate in fee simple, and this conveyance is both a sublease by Grantor to Grantee 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, 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 an buildings.

WITNESS my hand this 27 day of OCT, 2009.

GRANTOR:

John T. Latta, Jr.

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.,** 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, at office, this 27 day of October, 2009.

Notary Public

My Commission Expires: 4/3/2013

PATRICIA MASTERSON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires April 3, 2013