#2

BILL GARRETT, Davidson County
Trans:T20090080180 DEEDWARR
Recvd: 11/25/09 11:55 3 pgs
Fees:17.00 Taxes:0.00
20091125-0108514

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ EXEMPT

Affiant

Subscribed and sworn to before me, this the 19th day of November, 2009.

Notary Public

My commission expires: 7-25-12

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

SUBLEASE AND CONVEYANCE OF CONDOMIMIUM APARTMENT

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Alexander Lazaroff Jr.	NEW OWNER	129-11-A-249CO
249 Cana Circle		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

James E. Michael, unmarried,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD AND LEASED, AND BY THESE PRESENTS DO TRANSFER AND CONVEY AND LEASE UNTO

Alexander Lazaroff Jr. and Deborah Lazaroff, husband and wife,

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN CONDOMNIUM APARTMENT IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 249 of The Cloister at St. Henry, Phase 1B, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Cloister at St. Henry, Phase 1B of record in Book 6237, Page 665, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land

embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to James E. Michael by deed from David J. Switter, devisee under the Will of Ethel M. Switter, deceased of record in Instrument Number 20060830-0106900, as re-recorded in Instrument No. 20060912-0112819, in the Register's Office for Davidson County, Tennessee, dated August 24, 2006. See also ground lease of record in Book 5961, page 657 and Book 6208, page 137.

This conveyance and lease is subject to the following:

1. All matters shown on the Plan of record in Plat Book 5200, page 656, Plat Book 5200, Page 676 and Plat Book 6250, page 585, in the Register's Office for Davidson County, Tennessee.

2. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Cloister at St. Henry, Phase 1B of record in Book 6237, Page 665, as amended in Book 6519, page 187 and Book 6834, page 449, in said Register's Office.

3. Homeowner's Association Charter of record in Book 6076, Page 203, in said Register's Office.

4. Subject to terms and conditions of a Ground Lease by and between James D. Niedergeses, Bishop of the Dioceses of Nashville and St. Henry's Property Development, Inc. of record in Book 5961, Page 657 and Book 6208, page 137, in said Register's Office.

5. Easement for Sanitary Sewer of record in Book 4191, Page 157, in said Register's Office.

6. By Laws of record in Book 6042, Page 650, Book 6519, page 187, Book 6533, page 580, Book 7590, page 273, Book 9269, page 285 and Instrument No. 200201090003376, in said Register's Office.

7. Stormwater Detention Agreement of record in Book 6862, Page 384, in said Register's Office.

8. Rights of others in and to the common areas and/or elements.

9. A lien for taxes for the current year, which have been prorated and paid by GRANTOR, and all applicable governmental and zoning regulations.

This is improved (X) unimproved ( ) property known as 249 Cana Circle, Nashville, TN 37205.

129-11-A-249CO is the parcel identification number assigned to the property by the county tax assessor's office.

TO HAVE AND TO HOLD the said condominium apartment, and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, for the term of said ground lease of record in Book 5961, page 657 and Book 6208, page 137, in the Register's Office for Davidson County, Tennessee.

GRANTEE(S) understand that GRANTOR(S) is not conveying the real estate in fee simple and this conveyance is both a sublease by GRANTOR(S) to GRANTEE(S) of the above described condominium apartment for the full term of GRANTOR(S)' ground lease and any extension thereof, and a conveyance by GRANTOR(S) of all right, title and interest of GRANTOR(S) in the described condominium apartment. By acceptance of this conveyance, GRANTEE(S) agrees to assume jointly with The Cloister Owners' Association all obligations of GRANTOR(S) under GRANTOR(S)' ground lease, including payment of all real estate taxes assessed against both land and buildings.

WITNESS MY/OUR HANDS EFFECTIVE AS OF November 19, 2009:

James E. Michael by James Creighton Michael, AIF

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, _____, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 19th day of November, 2009.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, JAMES CREIGHTON MICHAEL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for JAMES E MICHAEL ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 19th day of November, 2009.

My Commission Expires: 7-25-12

_____
Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be _____ of _____, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 19th day of November, 2009.

My Commission Expires:_____

_____
Notary Public

20091825R