SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

BILL GARRETT, Davidson County
Trans:T20100002164 DEEDWARR
Recvd: 01/12/10 08:33 2 pgs
Fees:13.00 Taxes:592.00
20100112-0002713

DAVIDSON COUNTY LAURA B RININGER STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JANUARY, 2010.

Notary Public

MY COMMISSION EXPIRES: 3-4-13
(AFFIX SEAL)

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
ALICE SCHWARTZ	SAME	129-11-A-419CO
(NAME)	(NAME)	
419 Siena Drive		
(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, **Margaret S. Casson, a single woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED, SOLD AND LEASED; AND BY THESE PRESENTS DO TRANSFER, CONVEY AND LEASE UNTO **Alice Schwartz, a single woman**, 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:

Unit No. 419 created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed, as amended, for the Cloister at St. Henry, Phase 1B, of record in Book 6237, page 665, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant, as set forth in said Master Deed, reference is hereby made to the plat for the Cloister at St. Henry, Phase 1B, attached as Exhibit "B" to said Master Deed. Amendment to Correct Master Deed plat recorded of record in Book 6834, page 449, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Alvin A. Casson and wife, Margaret S. Casson, a single woman by sublease dated November 16, 1984 from St. Henry's Property Development, Inc. of record in Book 6429, Page 551, said Register's Office.

Alvin A. Casson is now deceased.

This sublease and conveyance is subject to:
Current years taxes.
Master Deed of record in Book 6237, page 665; Amendment to correct Master Deed Plat of record in Book 6834, page 449, said Register's Office.
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. 20020109-0003376, said Register's Office.
Charter of the Homeowner's Association of record in Book 6076, page 203, said Register's office.
All matters shown on the Plan of record in Book 5200, Page 676 and amended in Book 6250, page 585, in said Register's Office including but not necessarily limited to restrictions, easements for public utilities and drainage and minimum building setback lines. Subject to all notes, easements, and conditions shown on said plat.
Subject to the terms and conditions of a Ground Lease by and between James D. Niedergeses, Bishop of The Diocese of Nashville and St. Henry's Property Development, Inc., of record in Book 5961, page 657 and Book 6208l, page 137, said Register's Office.
Easement for sanitary sewer and/or storm easement of record in Book 4191, page 157, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **419 Siena Drive, Nashville, TN 37205**

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; 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 5th day of January, 2010.

Margaret S. Casson by Roy A. Casson, attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Roy A. Casson and who, upon his oath, acknowledged himself to be the Attorney-In-Fact for the within named Margaret S. Casson, being authorized to act on behalf of said person, he executed the foregoing instrument as her free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5th DAY OF JANUARY, 2010.

Commission expires: 3-4-13

Notary Public

