BILL GARRETT, Davidson County
Trans:T20100019173 DEEDWARR
Recvd: 04/01/10 14:42 3 pgs
Fees:17.00 Taxes:0.00
20100401-0024609

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 26th day of March, 2010

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:
John H. A. Maguire	UT Federal Credit Union	129-11-0A-450.00
450 Siena Drive	2100 White Ave	
Nashville, TN 37205	Knoxville TN 37916	

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,

Edward A. Rappuhn, Individually and as Executor of The Estate of Ann N. Rappuhn, joined by Jeffrey G. Rappuhn and William S. Rappuhn

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

John H. A. Maguire and Norma J. Maguire, 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 apartment in Davidson County, Tennessee, being Unit No 450, 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 IB, of record in Book 6237, page 665, as amended in Book 6834, page 449, and further clarified in Book 6527, page 700, and the By-Laws of record in Book 6042, page 650, as amended in Book 6519, page 187, Register's Office for said County, 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 IB, attached as Exhibit "B" to said Deed for proper identification.

Being the same property conveyed to Ann Rappuhn by Sublease and Conveyance of Condominium Apartment from Sheryl Zuckerman Kent and Gary Zuckerman of record in Book 9708, page 229, Register's Office for Davidson County, Tennessee. Ann N. Rappuhn having since died leaving a Will appointing Edward A. Rappuhn, as Executor, of record in Docket No. 08P265, Probate Court for Davidson County, Tennessee.

This conveyance and sublease is subject to the following:

1. Subject to all matters shown on the Plan of record in Plat Book 5200, Page 529, First Revision in Book 5200, page 676 and Second Revision in Book 6250, page 585, further set out as Exhibit "B" to the Master Deed of record in Book 6237, page 665, Register's Office for Davidson County, Tennessee.

2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of The Cloister at St. Henry, Phase 1B of record in Book 6237, Page 665, Book 6042, page 602, Book 6317, page 688, Book 6533, page 580, Book 6675, page 172, Book 6834, page 449, and clarified in Book 6527, page 700, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

3. 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, in the Register's Office for Davidson County, Tennessee.

4. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4191, Page 157, in the Register's Office for Davidson County, Tennessee.

5. Charter of record in Book 6076, Page 203, in the Register's Office for Davidson County, Tennessee.

6. Subject to terms and conditions of a Gound Lease by and between James D. Niedergeses, Bishop of the Diocese of Nashville and St. Henry's Property Development, Inc. of record in Book 6208, Page 137, in the Register's Office for Davidson County, Tennessee.

7. Storm Water Detention Agreement of record in Book 6824, Page 870, Book 6145, page 293 and Book 6862, page 384, in the Register's Office for Davidson County, Tennessee.

8. Deeds of conveyance to the Metropolitan Government of Nashville and Davidson County, Tennessee Department of Water and Sewage Services of record in Book 6065, Page 132 and Book 6065, page 127, in the Register's Office for Davidson County, Tennessee.

9. Taxes for the year of 2010 a lien, not yet due and payable.

10. Subject to rights of others in and to the common areas and/or elements.

This is improved (X) unimproved ( ) property known as 450 Siena Drive, Nashville, TN 37205.

129-11-0A-450.00 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 March 26, 2010:

Edward A. Rappuhn, Individually, and as Executor of The Estate of Ann N. Rappuhn

Jeffrey G. Rappuhn, Individually

William S. Rappuhn, Individually by Edward A. Rappuhn POA

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Edward A. Rapphun, and Jeffrey G. Rappuhn, 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 26th day of March, 2010.

My Commission Expires: 7-25-12

Notary Public

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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, JEFFREY G RAPPUHN 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 WILLIAM S. RAPPUHN ("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 26th day of March, 2010

My Commission Expires: 7-25-12

Notary Public

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

20101072R