BILL GARRETT, Davidson County
Trans:T20100022688 DEEDWARR
Recvd: 04/16/10 13:00 5 pgs
Fees:28.00 Taxes:500.61

20100416-0028809

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $135,300.00. **Affiant** Subscribed and sworn to before me, this 14th day of April, 2010. Notary Public My Commission Expires: 3-9-13

IVA J. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

Address New Owner As Follows:
Loretta Brown and Donna Sesler
437 Siena Drive
Nashville, TN 37205

Send Tax Bills To:
Same as New Owner

Map-Parcel Number:
129-11A-437 CO

SUBLEASE AND CONVEYANCE OF CONDOMINUM APARTMENT

FOR AND IN CONSIDERATION of the sum of Ten and no/100 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, **MELISSA L. EARTHMAN, LEE W. LANCE III, EMILY RAGEN, THOMAS SCOTT LANCE, JULIA CARELL STADLER, EDITH CARELL JOHNSON AND KATHRYN CARELL BROWN** , hereinafter called the Grantors, have bargained, sold, and leased, and by these presents do transfer, convey and lease all of their right title and interest in said property to **LORETTA BROWN AND DONNA SESLER, BOTH UNMARRIED,** as tenants in common with right of survivorship, hereinafter called the Grantees, their heirs and assigns, a certain condominium apartment in Davidson, Tennessee, described as follows:

See attached Exhibit " A".

This property is conveyed subject to:

1. Metro taxes for the year 2010 and subsequent years, a lien, but not yet due and payable, which have been prorated and shall be paid by Grantees. By acceptance of delivery of this instrument, Grantee agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Master Deed and ByLaws establishing a Horizontal Property Regime of The Cloisters of St. Henry Condominiums, of record in Book 6237, page 665, and the By-Laws of record at Book 6042, page 650, Register's Office for said County, as amended at Book 6519, page 187, in Book 6834, page 449, Book 7590, page 273 and Instrument No. 20020109-0003376, Register's Office for said County.

3. Sanitary Sewer and/or Storm Drainage Easement of record in Book 4191, page 157, Register' s Office for Davidson County, Tennessee.

4. The terms and conditions of a Ground Lease by and between Jamed D. Niedergeses, Bishop of the Diocese of Nashville (" Lessor"), and St. Henry' s Property Development, Inc., dated August 31, 1982, of record in Book 6208, page 137, Register' s Office for Davidson County, Tennessee.

This is improved property known as 437 Siena Drive, Nashville, TN 37205.

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 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 14th day of April, 2010.

Melissa Lance Earthman
Melissa Lance Earthman

By: Ann Scott Carell Attorney-in-fact
By: Ann Scott Carell, Attorney-in-fact

Lee W. Lance
Lee W. Lance

By Ann Scott Carell Attorney in fact
By: Ann Scott Carell, Attorney-in-fact

Emily Scott Lance Reagan
Emily Scott Lance Reagan

By: Ann Scott Carell, Attorney-in-fact
By: Ann Scott Carell, Attorney-in-fact

Thomas Scott Lance
Thomas Scott Lance

By Ann Scott Carell Attorney-in-fact
By: Ann Scott Carell, Attorney-in-fact

Julia Carell Stadler
Julia Carell Stadler

By Ann Scott Carell Attorney-in-fact
By: Ann Scott Carell, Attorney-in-fact

Edith Carell Johnson
Edith Carell Johnson

By: Ann Scott Carell, Attorney-in-fact
By: Ann Scott Carell, Attorney-in-fact

Kathryn Carell Brown
Kathryn Carell Brown

By Ann Scott Carell, Attorney-in-fact
By: Ann Scott Carell, Attorney-in-fact

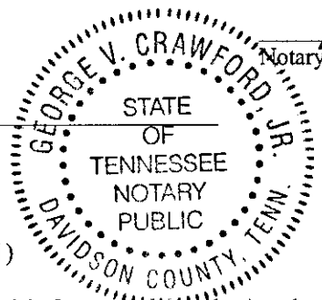
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **ANN SCOTT CARELL**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of **MELISSA LANCE EARTHMAN** and is authorized by the makers or by its constituent, the constituent being authorized by the makers, to execute this instrument on behalf of the makers.

Witness my hand, at Nashville, Tennessee, this 14th day of April, 2010.

Notary Public

My Commission Expires: _____



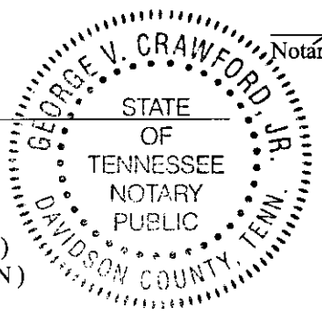
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **ANN SCOTT CARELL**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of **LEE W. LANCE** and is authorized by the makers or by its constituent, the constituent being authorized by the makers, to execute this instrument on behalf of the makers.

Witness my hand, at Nashville, Tennessee, this 14th day of April, 2010.

Notary Public

My Commission Expires: _____



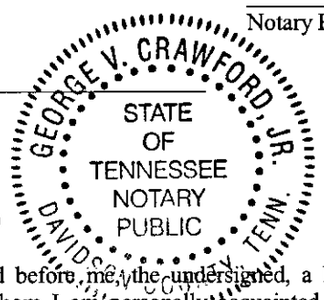
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **ANN SCOTT CARELL**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of **EMILY SCOTT LANCE REAGAN** and is authorized by the makers or by its constituent, the constituent being authorized by the makers, to execute this instrument on behalf of the makers.

Witness my hand, at Nashville, Tennessee, this 14th day of April, 2010.

Notary Public

My Commission Expires: _____



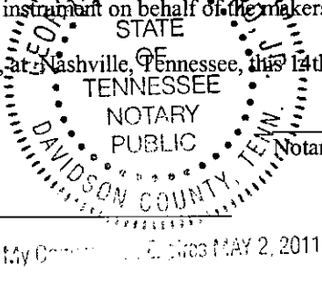
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **ANN SCOTT CARELL**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of **THOMAS SCOTT LANCE** and is authorized by the makers or by its constituent, the constituent being authorized by the makers, to execute this instrument on behalf of the makers.

Witness my hand, at Nashville, Tennessee, this 14th day of April, 2010.

Notary Public

My Commission Expires: _____



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **ANN SCOTT CARELL**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of **JULIA CARELL STADLER** and is authorized by the makers or by its constituent, the constituent being authorized by the makers, to execute this instrument on behalf of the makers.

Witness my hand, at Nashville, Tennessee, this 14th day of April, 2010.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **ANN SCOTT CARELL**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of **EDITH CARELL JOHNSON** and is authorized by the makers or by its constituent, the constituent being authorized by the makers, to execute this instrument on behalf of the makers.

Witness my hand, at Nashville, Tennessee, this 14th day of April, 2010.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **ANN SCOTT CARELL**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of **KATHRYN CARELL BROWN** and is authorized by the makers or by its constituent, the constituent being authorized by the makers, to execute this instrument on behalf of the makers.

Witness my hand, at Nashville, Tennessee, this 14th day of April, 2010.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee. being Unit No. 437 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 1B, of record in Book 6237, page 665, and as amended in Book 6834, page 449, 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 1B, attached as Exhibit "B" to said Master Deed for proper identification.

Being the same property conveyed to Julia Lyle Scott by Sublease and Conveyance of Condominium Apartment from James R. Karlovic and wife, Anna L. Karlovic , of record as Instrument No. 200001280009394, Register's Office for Davidson County, Tennessee. The said Julia Lyle Scott having died September 15, 2008, and the property herein described is now vested in Melissa L. Earthman as to twelve and one-half of a percent (12.50%) , Lee W. Lance III, as to as to twelve and one-half of a percent (12.50%), Emily Ragan as to as to twelve and one-half of a percent (12.50%), Thomas Scott Lance as to as to twelve and one-half of a percent (12.50%), Julia Carell Stadler, as to sixteen and six hundred sixty six of one percent (16.666%) and, Edith Carell Johnson as to as to sixteen and six hundred sixty six of one percent (16.666%) , and Kathryn Carell Brown as to as to sixteen and six hundred sixty six of one percent (16.666%).

MELISSA LANCE EARTHMAN being one and the same as MELISSA L. EARTHMAN.

LEE W. LANCE being one and the same as LEE W. LANCE III.

EMILY SCOTT LANCE REAGAN being one and the same as EMILY RAGEN.