SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THE UNDERSIGNED, THIS THE 27 DAY OF MAY, 2010. Notary Public MY COMMISSION EXPIRES: ~~July 26, 2003.~~ 3-4-13 (AFFIX SEAL)

LAURA B RININGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
JOANNE FOREHAND	SAME	129-11-A-310CO
(NAME)	(NAME)	
308 Cana Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE UNDERSIGNED, **PATRICIA KOCH JOHNSON, KELLEY BEVERLY AND TINA REDDICK, BEING THE SOLE HEIRS-AT-LAW OF ROSE KOCH ROTELLA, DECEASED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED, SOLD AND LEASED, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND LEASE UNTO **JOANNE FOREHAND,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit No. 308 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 1 – C, of record in Book 6675, page 173, 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 1 – C, attached as Exhibit "B" to said Master Deed for proper identification. Surveyor's Certificate of Correction for The Cloister at St. Henry Phase 1 – C of record in Instrument No. 20080402-0032958.

Being the same property conveyed to Rose K. Rotella by Quitclaim Deed from Jane C. Harrub in Instrument No. 20080508-0047726 dated May 7, 2008 and vested in Rose K. Rotella A/K/A Rose Koch Rotella by Sublease and Conveyance of Condominium Apartment from St. Henry's Property Development, Inc. in Book 6755, page 366, Register's Office for Davidson County, Tennessee. The said Rose K. Rotella died intestate on December 27, 2009, leaving three (3) heirs-at-law as established by the Affidavit of Heirship executed by Ann Rotella Riddle, which is being recorded contemporaneously herewith. The three (3) heirs-at-law named in said affidavit are the Grantors named herein.

THIS SUBLEASE AND CONVEYANCE is subject to the following:

Restrictive covenants of record in Book 6675, page 172, Surveyors certificate of correction in Instrument No. 20080402-0032958, said Register's Office

By-Laws of record in Book 6042, page 650, amended in Book 6519, page 187 and amended in Book 7590, page 273, said Register's Office

Charter of the Homeowner's Association of record in Book 6076, page 203, said Register's Office

All matters appearing on the Condominium site plan, phase 1 – C being located upon Lot No. 2 on the Plan of Phase 1 – D Fifth Revision The Cloister At. St. Henry of record in Plat Book 6250, page 979.

Storm water Detention Agreement of record in Book 6824, page 870, said Register's Office

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., of Record in Book 6596, page 608, said Register's Office

Taxes for the current year

BILL GARRETT, Davidson County
Trans:T20100033442 DEEDWARR
Recvd: 06/02/10 15:59 2 pgs
Fees:13.00 Taxes:573.50
20100602-0042648

THIS IS IMPROVED PROPERTY known as **308 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 6596, page 608, Register's Office for Davidson County, Tennessee, and any extension thereof, but not further.

GRANTEE UNDERSTANDS that Grantors are not conveying the real estate in fee simple and this conveyance is both a sublease by Grantors to Grantee of the above described condominium apartment for the full term of the Ground Lease and any extension thereof, and a conveyance by Grantors of all right, title and interest of the Grantors in the described condominium apartment. By acceptance of this conveyance, Grantee agrees to assume jointly with The Cloister Owner's Association all obligations of the Grantors under the Ground Lease, including payment of all real estate taxes assessed against both land and buildings. 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 my hand this 27 Day of May, 2010

Tina Reddick by Patricia Koch Johnson AIF
Tina Reddick Attorney In Fact
By: Patricia Koch Johnson, Attorney in Fact

Patricia Koch Johnson
Patricia Koch Johnson

Kelley Beverly by Patricia Koch Johnson AIF
Kelley Beverly
By: Patricia Koch Johnson, Attorney in Fact
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, the within named Patricia Koch Johnson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of ~~June, 2009~~ May 2010

Commission expires:
3-4-13

LAURA B RININGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Patricia Koch Johnson with whom I am personally acquainted, and who, upon her oath, acknowledged herself to be the Attorney-in-Fact for the within named Kelley Beverly and Tina Reddick and being authorized to act on behalf of said persons he/she executed the foregoing instrument as their free act and for the purposes therein contained.

Commission expires:
3-4-13

LAURA B RININGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public