10-07-001-D

Davidson County DEEDWARR
Recvd: 07/19/10 10:41 2 pgs
Fees:13.00 Taxes:481.00
20100719-0056172

MAP 129-11-0-A
PARCEL 807.00CO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

Affiant

Subscribed and sworn to before me this the 16th day of JULY, 2010.

My Commission Expires: 1/3/11

Notary Public

PETER WEISS STATE OF TENNESSEE NOTARY

THIS INSTRUMENT PREPARED BY:
WEISS & WEISS, ATTORNEYS AT LAW
1900 Church Street, Suite 301, Nashville, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:

MABEL F. CALDWELL
807 MARQUETTE DRIVE, UNIT 110R
NASHVILLE, TN 37205

SEND TAX BILLS TO:

"NEW OWNER"

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, I, **ABE'S GARDEN, A TENNESSEE NOT-FOR-PROFIT CORPORATION**, hereinafter called the **"Grantor(s)"**, have bargained, sold, and leased, and by these presents do transfer and convey and lease unto **MABEL F. CALDWELL, UNMARRIED**, hereinafter called the **"Grantee(s)"**, its successors and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

A CERTAIN CONDOMINIUM APARTMENT in Davidson County, Tennessee, being **Unit 110R, together with the appurtenant interest in the common elements of THE CLOISTER AT ST. HENRY, PHASE 1D,** a horizontal property regime established by Master Deed of record in Book 6933, Page 927, as amended in Book 7404, Page 766, and further described on the plan of record attached to said Master Deed, Register's Office for Davidson County, Tennessee. The premises herein described is a condominium apartment established pursuant to all 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 of record in Book 6042, Page 650, as amended in Book 6519, Page 187, in Book 7590, Page 273, in Book 9269, Page 285 and in Instrument No. 20020109-0003376, said Register's Office. Reference is hereby made to the Plat for The Cloister at St. Henry, Phase 1D, attached as Exhibit "B" to said Master Deed for proper identification.

BEING the same property conveyed to ABE'S GARDEN, A TENNESSEE NOT-FOR-PROFIT CORPORATION, by Deed from PATRICK W. SWANEY, JR., UNMARRIED, dated April 20, 2010 of record in Instrument No. 20100504-0033681, Register's Office for Davidson County, Tennessee.

THIS conveyance and lease is subject to the following:

1. Provisions of Tennessee Code Annotated, Section 64-27-101, et seq.

2. Conditions, Restrictions, Options, Encumbrances, Liens, Assessments, Easements and Undertakings contained in the:

   MASTER DEED for The Cloister at St. Henry, Phase ID, of record in Book 6933, Page 927,as amended in Book 7404, Page 766, Register's Office for Davidson County, Tennessee.

   BY-LAWS for The Cloister at St. Henry, of record in Book 6042, Page 650, as amended in Book 6519, Page 187, Book 7590, Page 273, Book 9269, Page 285, and in Instrument No. 20020109-0003376, Register's Office for Davidson County, Tennessee.

   CHARTER of The Cloister Owners' Association of record in Book 6076, Page 203, Register's Office for Davidson County, Tennessee.

EASEMENT for Sanitary Sewer and/or Storm Drainage purposes, of record in Book 4191, Page 157, and in Instrument No. 20061101-0135335, Register's Office for Davidson County, Tennessee.

STORM WATER DETENTION AGREEMENTS of record in Book 6862, Page 384, in Book 6145, Page 293, and in Book 6824, Page 870, said Register's Office.

NON-DISTURBANCE AGREEMENT of record in Book 7306, Page 289, said Register's Office.

LEASE of record in Book 6922, Page 282, said Register's Office.

SUBLEASE of record in Book 7363, Page 910, said Register's Office.

REAL ESTATE TAXES for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING improved property known as: **807 Marquette Drive, Unit No. 110R, 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, her or their heirs and assigns for the term of the Grantor's Ground Lease of record in Book 6922, Page 282, Register's Office for Davidson County, Tennessee, and any extension thereof but not further. 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.

GRANTEE UNDERSTANDS that Grantor is not conveying the real estate in fee simple and this conveyance is both a Sub-Lease by Grantor to Grantee of record in Book 7363, Page 910 said Register's Office, of the above described condominium apartment for the full term of Grantor's Ground Lease and any extension thereof, and a conveyance by Grantor of all right, title and interest of the Grantor in the described condominium apartment. By acceptance of this conveyance, Grantee agrees to assume jointly with The Cloister Owners' Association all obligations of the Grantor under Grantor's Ground Lease, including payment of all real estate taxes assessed against both land and buildings.

IN WITNESS WHEREOF, the Grantors have hereunto subscribed their names this 16th day of July, 2010.

ABE'S GARDEN,
A NOT-FOR-PROFIT CORPORATION

By: _____
MICHAEL D. SHMERLING, PRESIDENT

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **MICHAEL D. SHMERLING**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the PRESIDENT of **ABE'S GARDEN A NOT-FOR-PROFIT CORPORATION,** the within named bargainor(s), and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as such Officer.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of July, 2010.

My Commission Expires: 1/3/11

_____
Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Dee Files Kennedy

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state Dee Files Kennedy who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/03/11

_____
Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON

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