Box 7-A

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Fannie Dee Ellis	Same	Map: 129-11
406 Siena Drive		Group: A
Nashville, TN 37205		Parcel: 406.00

This instrument prepared by: Joseph V. Ferrelli, Attorney, at 102 W. Boulevard, Suite 231, Nashville, Tennessee 37205

BILL GARRETT, Davidson County
Trans:T20100044318 DEEDWARR
Recvd: 07/20/10 11:06 3 pgs
Fees:18.00 Taxes:481.00

20100720-0056676

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APA

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, I, **William Lee Chance,** (The "Grantor(s)") has bargained, sold and leased, and by these presents do transfer, convey and lease unto **Fannie Dee Ellis,** (The "Grantee(s)"), her successors and assigns, a certain Condominium Apartment in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

> A certain Condominium Apartment in Davidson County, Tennessee described as follows, to-wit:
>
> Unit 406 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, 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, amended in Book 6834, Page 449, said Register's Office. See Affidavit of Scriveners Error in 20080310-0024179, said Register's Office.
>
> BEING the same property conveyed to William Lee Chance, by Warranty Deed from Janet Barclay Tillman, Barbara Cameron Tillman Sitton, and David Stewart Tillman dated March 11, 2008, of record in Instrument No. 20080314-0026108, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. **Taxes for the year 2010 and subsequent years, a lien not yet due and payable.**
2. **Provisions of Tennessee Code Annotated, Section 64-27-101, et seq.**
3. **Conditions, restrictions, options, encumbrances, liens, assessments and undertakings contained in the Master Deed and By-Laws of The Cloister at St. Henry, Phase 1B, of record in Book 6237, Page 665, Register's Office for Davidson County, Tennessee, and the By-Laws for The Cloister at St. Henry, recorded in Book 6042, Page 650, Register's Office for Davidson County, Tennessee. Amendment in Book 6834, Page 449, Register's Office for Davidson County, Tennessee.**
4. **Sanitary Sewer and/or Storm Easement of record in Book 4194, Page 157, Register's Office for Davidson County, Tennessee.**

5. **Matters as shown on the Plan of Fifth Revision of The Cloister at St. Henry, Phase 1B, of record in Book 6250, Page 979, Register's Office for Davidson County, Tennessee.**
6. **Storm Water Detention Agreement by and between St. Henry Property Development, Inc., and The Metropolitan Government of Nashville and Davidson County, of record in Book 6862, Page 384, Register's Office for Davidson County, Tennessee.**
7. **Subject to terms and condition of a Ground Lease, of record in Book 6208, Page 137, Register's Office for Davidson County, Tennessee.**

This is improved property known as 406 Siena Drive, Nashville, TN 37205.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

JOSEPH V. FERRELLI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Tawnie Lee Ellis
Affiant

Subscribed and sworn to before me this 15 day of JULY, 2010.

Joseph V. Ferrelli
Notary Public
My Commission Expires: 7/10/12

TO HAVE AND TO HOLD the said condominium apartment, with the appurtenances, estate, title, and interests thereto belonging to the said Grantee(s), his successors and assigns, for the term of the Grantor's Ground Lease, of record in Book 6922, Page 282, Registers Office for Davidson County, Tennessee, and any extensions thereof but not further.

Grantee understands that Grantor is not conveying the real estate in fee simple and the conveyance is both a sublease by Grantor to Grantee 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 the Grantor's Ground Lease, including payment of real estate taxes assessed against both land and building.

IN WITNESS WHEREOF, the Grantor(s) has caused this Deed to be executed this 15TH day of JULY, 2010.

William Lee Chance

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared William Lee Chance to me known to the persons described in and who executed the forgoing instrument, and acknowledged that he executed the same for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 15TH day of JULY, 2010.

Joseph V. Ferrelli
Notary Public

My Commission Expires: 7/10/12

