BILL GARRETT, Davidson County
Trans:T20100072972 DEEDWARR
Recvd: 11/17/10 12:43 2 pgs
Fees:12.00 Taxes:0.00
20101117-0092070

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires JULY 5, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Lenys Biga
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE UNDERSIGNED, THIS THE 12 DAY OF NOVEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: July 5, 2011.
(AFFIX SEAL)

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
STEPHEN BIGA & LENYS BIGA	SAME	129-11-A-281CO
(NAME)	(NAME)	
281 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, **WILLIAM D. LATTA, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED, SOLD AND LEASED, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND LEASE UNTO **STEPHEN BIGA AND WIFE, LENYS ANN BIGA,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 99L, 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 1D, of record in Book 6933, page 927, 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 herby 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 William D. Latta and John T. Latta, Jr. as tenants in common by deed from William D. Latta, the duly appointed Executro of The Estate of Anne Latta Reynolds, deceased of record in Instrument No. 20090323-0026126 said Register's Office and further conveyed to William D. Latta by Dublease and Quitclaim Conveyance of Condominium Apartment from John T. Latta of record in Instrument No. 20091105-0102399 Register's Office for Davidson County, Tennessee dated October 27, 2009.

THIS SUBLEASE AND CONVEYANCE is subject to the following:

Restrictive Covenants of Record in Book 6933, page 927; Book 7407, page 766; Charter in Book 6076, page 203, said Register's Office
By-Laws and amendments 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, said Register's Office
All matters shown on the Plan of record in Book 6250, page 979, in said Register's Office including but not necessarily limited to restrictions, easements for public utilities and drainage and minimum building setback lines.
Sanitary Sewer and/or Storm Easement of record in Book 4191, page 157, said Register's Office
Matters shown on the Plan of Fifth Revision of the Clositer at St. Henry, Phase 1D, of record in Book 6250, page 979, said Register's Office
Storm Water Detention Agreement by and between St. Henry's 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.
Subject to terms and conditions of Ground Lease by and between James D. Niedergese, Bishop of the Diocese of Nashville, and St. Henry's Development, Inc., dated July 15, 1986, of record in Book 6922, page 282, Register's Office for Davidson County, Tennessee.
Nondisturbance Agreement dated July 15, 1986, between James D. Niedergeses, Bishop of the Diocese of Nashville, Lessor, and St. Henry's Property Development, Inc., Lessee, of record in Book 7306, page 289, said Register's Office.
Taxes for the current year

THIS IS IMPROVED PROPERTY known as **281 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 12th day of November, 2010

William D. Latta

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 William D. Latta, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 12th day of November, 2010

Commission expires: 7-5-11

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

Notary Public