SUBLEASE AND CONVEYANCE OF LEASEHOLD INTEREST IN CONDOMINIUM UNIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Nicholas Green
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF APRIL, 2011.

Notary Public

MY COMMISSION EXPIRES: 7-5-11
(AFFIX SEAL)

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

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
Donna J. Scott	**New Owner**	**129-11-A-404CO**
(NAME)	(NAME)	
404 Siena Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Mary A. Green, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD AND CONVEYED, AND BY THESE PRESENTS DOES TRANSFER, CONVEY AND SUBLEASE UNTO **Donna J. Scott,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS ALL OF GRANTOR'S LEASEHOLD INTEREST IN A CERTAIN CONDOMINIUM UNIT IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium unit in Davidson County, Tennessee, being Unit No. 404 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, or record in Book 6237, page 665, amended in Book 6834, page 449, Register's Office of 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; and also, reference is hereby made to The Plan of Second Revision for Phase 1-B The Cloister at St. Henry of record in Plat Book 6250, page 585,

Being the same interest in said unit conveyed to Mary A. Green, unmarried by Sublease and Conveyance of Condominium Apartment from Jerry A. Herbert, Successor Trustee (Successor to Betty B. Herbert, Trustee) of record in Instrument No. 20031216-0179552, Register's Office for Davidson County, Tennessee.

THIS SUBLEASE AND CONVEYANCE is subject to the following:

Restrictive Covenants for the Master Deed contained in Book 6237, page 665, amendment of record in Book 6834, page 449, said Register's Office.

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

All matters shown on the Plan of record in Book 6250, Page 585, in said Register's Office including but not necessarily limited to restrictions, easements for public utilities and drainage and minimum building setback lines. Subject to all notes, easements, and conditions shown on said plan.

Subject to Ground Lease Agreement of record in Book 6208, page 137, said Register's Office.

Sanitary sewer and/or storm drainage easement of record in Book 4191, page 157, 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, said Register's Office.

Taxes for 2011 and subsequent years, a lien, but are not yet due and payable until October 1st. (Map and Parcel 129110A40400CO)

BILL GARRETT, Davidson County
Trans:T20110024448 DEEDWARR
Recvd: 04/26/11 13:56 2 pgs
Fees:12.00 Taxes:0.00
20110426-0031909

This is improved ☒ property, known as **404 Siena Drive, Nashville, Tennessee 37205**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said condominium unit, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns for the term of the Ground Lease, of record in Book 6208, page 137, Register's Office for Davidson County, Tennessee, and any extension thereof, but not further.

GRANTEE UNDERSTANDS that Grantor is not conveying the real estate upon which said unit is situated in fee simple and this conveyance is a conveyance of the condominium unit subject to the full term of the aforesaid Ground Lease and any extension thereof, and a conveyance by Grantor of all right, title and interest of the Grantor's in the described condominium unit. By acceptance of this conveyance, Grantee agrees to assume jointly with The Cloister Owner's Association all obligations of the Grantor under the aforesaid Ground lease, including payment of all real estates 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 15th day of April. 2011.

Mary A. Green by Patrick J. Bradley, Attorney in Fact.

Mary A. Green
By: Patrick J. Bradley, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Patrick J. Bradley** and who upon his oath acknowledged himself to be the Attorney in Fact for the within named Mary A. Green, and being authorized to act on behalf of said person, he executed the foregoing instrument as her free act and for the purposes therein contained.

Witness my hand and official seal this 15th day of April, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

7-5-11

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011