Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

BOX 50-B
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203
RETURN TO:

39-B
File #11-1080

Sublease and Conveyance Of Condominium Apartment

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michelle R. Panzer Stratton and Carol Ann Panzer,** hereinafter called the **Grantor,** has bargained, sold , and subleased and assigned the leasehold estate of the Grantor, and by these presents does hereby transfer and convey, assign and sublease the leasehold estate, and equitable interest of Grantor unto **Sandra S. Ambrogi** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being all of Unit No. 93R created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Cloister at St. Henry, on the condominium Site Plan for Phase 1D the Cloister at Saint Henry, as shown by Exhibit "B" to the Master Deed 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, to which plat reference is made for more complete details of the Unit.

Being the same leasehold transferred, and conveyed to Renee Panzer, unmarried by instrument of record in Instrument No. 20080408-0035592, Registers Office for said County. Said Renee Panzer is deceased, and her will was admitted to probate for the purpose of establishing a muniment of title in the above Grantors in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 11P-811 . A Certified Copy of the Order Admitting Will To Probate As Muniment of Title is recorded herewith as Instrument No. 20110610000 44495, said Register's Office.

The property has not been the residence of the Grantor(s), their respective spouses or issue.

This conveyance and lease is subject to the following: Provision of Section 66, Chapter 27, Section 101, et seq.; Easement to Metro Government of Nashville filed of record in Book 4191, Page 157 and in Book 6862, Page 384; subject to ground lease of Record in Book 6922, Page 282; subject to any and all matters of record in an Exhibit to the Master Deed of Record in Book 6933, Page 927, and of record in Book 7404, Page 766; subject to By-Laws filed of record in Book 6042, Page 650; Book 7590, Page 273, Book 9269, Page 285, and Inst. No. 20020109-0003376; subject to Charter of the Home Owners Association filed of record in Book 6076, Page 203; subject to any and all matters as shown on the Plat of record in Plat Book 6250, Page 979, Register's Office, Davidson County, TN.

This is improved property, known as: 903 Glenmary Court, Nashville, TN 37205

TO HAVE AND TO HOLD the said condominium apartment, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns for the term of the aforesaid ground lease , and any extensions thereof, as have been assigned and subleased. Grantor covenants with the said Grantee that Grantor has good right to convey, assign, and sublease said property, and the same is unencumbered, unless otherwise herein set out.

By the acceptance of the delivery of this instrument, Grantee agrees to assume jointly with The Cloister Owner's Association all conditions, terms, and obligations of the aforesaid ground lease and any extensions thereto, including payment of all real estate taxes assessed against both land and improvements, and any dues and assessments made applicable. Grantee acknowledges that Grantor is not conveying the real estate in fee simple and that this conveyance is a sublease and assignment of Grantors equitable interest in said property.

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.

BILL GARRETT, Davidson County
Trans:T20110034742 DEEDWARR
Recvd: 06/10/11 09:23 2 pgs
Fees:12.00 Taxes:0.00
20110610-0044496

WITNESS THE EXECUTION HEREOF this 31 day of May, 2011

Michelle R. Panzer Stratton

Carol Ann Panzer by Michelle R. Panzer
By: Michelle R. Panzer, Attorney in Fact
Attorney in Fact

State of Tennessee)
County of Davidson)

On this 31 day of May, 2011, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Michelle R. Panzer Stratton, the bargainer(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

Notary Public

My Commission Expires: 7-8-13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31 day of May, 2011, before me the undersigned, a Notary Public in and for said State and County, personally appeared before me this within named Michelle R. Panzer Stratton, to me known (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument in behalf of Carol Ann Panzer, acknowledged that such person executed the same as the free act and deed of Carol Ann Panzer.

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

Notary Public

My Commission Expires: 7-8-13

State of Tennessee)
County of Davidson)

Exempt Leasehold

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 134,000.00

Michelle R. Stratton
Affiant

Sworn and subscribed before me on this the 31 day of May, 2011.

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

Notary Public

My Commission Expires: 7-8-13

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Sandra S. Ambrogi 903 Glenmary Court Nashville, TN 37205	SUNTRUST MORTGAGE, INC. 901 SEMMES AVENUE RICHMOND, VIRGINIA 23224	129-11-A-903 co