BILL GARRETT, Davidson County
Trans:T20120000938 DEEDWARR
Recvd: 01/05/12 10:06 3 pgs
Fees:18.00 Taxes:473.60
20120105-0001073

Return to:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $128,000.00

Kelly Callaghan
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 21st DAY OF December, 2011.

NOTARY PUBLIC

My Commission expires: 5-4-13

JANIS L. ADAMS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Rebecca T. Garland, 85 White Bridge Road #100-B, Nashville, TN 37205

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Rebecca Brown	Primary Residential Mortgage, Inc.	129-11A
(NAME)	(NAME)	
816 Marquette Drive	4750 W Wiley Post Way #200	816CO
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Sublease and Conveyance of Condominium Apartment

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Clarence C. Braswell, Jr., Successor Trustee of the Jane Y. Cherry Revocable Trust effective February 23, 1994

hereinafter called the **GRANTORS**, have bargained, sold, and leased, and by these presents do transfer and convey and lease unto

Rebecca W. Brown, unmarried

hereinafter called the **GRANTEES**, their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Unit No. 104R 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 ID of record in Book 6933, page 927, Register's Office for Davidson County, Tennessee, 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 ID, attached as Exhibit "B" to said Master Deed for property identification.

Being the same property conveyed to Jane Y. Cherry, an unmarried person by Sublease and conveyance of Condominium Apartment Deed from St. Henry's Property Development, Inc. of record in Book 7401, page 686, said Register's Office. And further conveyed to Jane Y Cherry and Thomas J Yarbrough, Jr. collectively the "Trustee" of The Jane Y. Cherry Revocable Trust effective February 23, 1994 of record in Book 9423, page 100, said Register's Office. Appointment of Substitute Trustee substituting Clarence C

Braswell as Successor Trustee is of record as Instrument No. 20120105-0001071 & 20120105-0001072 said Register's Office.

This conveyance and lease is subject to the following:

1. Provisions of Tennessee Code Annotated, Section 66-27-101, et seq.,
2. Conditions, restrictions, options, encumbrances, liens, assessments, easements and undertakings contained in the Master Deed for The Cloister at St. Henry, Phase IB, recorded in Book 6237, page 665, Book 6042, page 602 and Book 6675, page 173, Register's Office for Davidson County, Tennessee, and the By Laws for The Cloister at St. Henry, recorded in Book 6042, page 650, Book 6519, page 187 and Book 7590, page 273, Register's Office for Davidson County, Tennessee.
3. Sanitary Sewer and/or Storm Easement of record in Book 4191, page 157, Register's Office for Davidson County, Tennessee.
4. Storm Water Detention Agreement of record in Book 6862, page 384, said Register's Office.

To Have and to Hold the said condominium apartment, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his/her/their heirs and assigns for the term of the Grantor's 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 in fee simple and this 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 Grantor's Ground Lease, including payment of all real estate taxes assessed against both land and buildings.

Witness our hands this 21 day of December, 2011.

Clarence C Braswell, Substitute Trustee of
The Jane Y. Cherry Revocable Trust effective
February 23,1994

ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of ~~Davidson~~ Shelby }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Clarence C. Braswell, Substitute Trustee for the Jane Y. Cherry Revocable Trust effective February 23, 1994 the bargainors, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument as the Substitute Trustee for the Hane Y. Cherry Revocable Trust effective February 23, 1994, for the purposes therein contained.

Witness my hand and official seal at office this 21st day of December, 2011.

My Commission expires:
10-07-2014

Denise L Mueller
Notary Public

DENISE L. MUELLER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 10-07-2014