SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $117,000.00.

Affiant

Davidson County DEEDWARR
Recvd: 02/16/12 16:32 3 pgs
Fees:18.00 Taxes:432.90
20120216-0013904

MONTE POE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn before me, this the 15th day of December, 2011.

Notary Public

My Commission Expires: 9/3/12
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title & Escrow, LLC
7127 Crossroads Boulevard, Suite 103, Brentwood, Tennessee 37027
(615) 371-2299

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Lynwood F. Neeley	"New Owner"	129-11A-9.00 CO
101 Emma Neuhoff Court		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PADI BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Leanne B. Burns, an unmarried woman

HERINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND LEASE UNTO

Lynwood F. Neeley, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, INCLUDING ALL LEASEHOLD RIGHTS AND INTERESTS, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 101 as shown on the Condominium Site Plan, Plat for Phase 1B of Lot 2, The Cloister at St. Henry, filed as Exhibit B to and established by the Master Deed of record in Book 6237, Page 665 and amended in Book 6834, Page 449, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Leanne B. Burns by Sublease and Conveyance of Condominium Apartment from Jane Settle Burns, individually, Beneficiary, and Personal Representative for the Estate of Joel M. Settle and William Martin Settle, individually and as Beneficiary of Estate of Joel M. Settle, recorded on the 8th day of August, 1994 in Deed Book 9431, Page 85, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all the provisions in the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to easements, rights and interest in favor of other unit owners and all sewer, electrical, water, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options burdens, assessments, and other undertakings contained in the Condominium Site Plan, Plat for Phase 1B of Lot 2, The

Cloister at St. Henry, filed as Exhibit B to and established by the Master Deed of record in Book 62387, Page 665, and amended in Book 6834, Page 449, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantors herein.

This instrument is being executed on behalf of Leanne B. Burns, pursuant to a Durable Power of Attorney executed by her on November 29, 1994, of record in Instrument Number 20120216-0013903 **, Register's Office for Davidson County, Tennessee.**

Affidavit of Attorney-in-fact
12/15/11

This is improved (x) unimproved ( ) property, known as 101 Emma Neuhoff 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 Grantees, their heirs, and assigns, against the lawful claims of all persons whomever, for the term of the Grantor's Ground Lease of record in Book 6922, Page 282, 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 the full term of said 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 Owner's Association all obligations of the Grantor under Grantor's ground Lease, including payment s of all real estate taxes assessed against both land and buildings.

Witness my/our hand(s) this 15th day of December, 2011.

Leanne B. Burns

~~Leanne B. Burns~~

BY: _____ HER ATTORNEY IN FACT..

By Matthew S. Healy, her attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

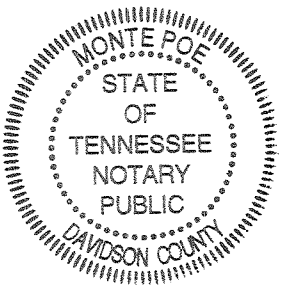
Personally appeared before me, the undersigned, a Notary Public in and for said County and state aforesaid, the within named **Matthew S. Healy**, with whom I am personally acquainted (or proved to me on the basis sof satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Leanne B. Burns**, and that he/she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Leanne B. Burns** for the purpose therein contained, by signing the name of **Leanne B. Burns** by herself/himself as Attorney-in-Fact.

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

_____
Notary Public

My commission expires: 9/3/12

(AFFIX SEAL)



Certificate of Authenticity

I, Kim Hollingshead *, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.*

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Angela G. Batson*, a notary public for this county and state,* Kim Hollingshead *who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.*

Angela G. Batson

Notary's Signature

My Commission Expires: 1-6-2014

Notary's Seal (If on paper)

