	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00. Affiant
SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT	SUBSCRIBED AND SWORN TO BEFORE ME, THE UNDERSIGNED, THIS THE 22 DAY OF MAY, 2012. Notary Public MY COMMISSION EXPIRES: July 6, 2015 (AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JULY 6, 2015

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 E. BIGA & LENYS ANN BIGA & AUDREY R. NALEPINSKI	SAME	129-11-A-241CO
(NAME)	(NAME)	
241 Cana Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20120037760 DEEDWARR
Recvd: 05/23/12 08:14 2 pgs
Fees: 13.00 Taxes: 444.00
20120523-0044527

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, **Lois Ray, by and through her court appointed Conservator, Cynthia Ray McConnell,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED, SOLD AND LEASED, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND LEASE UNTO **Stephen E. Biga and wife, Lenys Ann Biga as tenants by the entirety a ninety (96%) percent undivided interest and to Audrey R. Nalepinski a ten (4%) percent undivided interest in the property. The Bigas and Ms. Nalepinski will be vested with their respective ownership interests as tenants in common with the right of survivorship,** 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. 241, 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, of record in Book 6237, page 665, 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 1B, attached as Exhibit "B" to said Master Deed for proper identification.

Being the same property conveyed to Lois Ray, A single person by Sublease and Conveyance of Condominium Apartment from Steve Massey, Executor of The Estate of Betty Brown Massey of record in Book 11543, page 728 Register's Office for Davidson County, Tennessee.

THIS SUBLEASE AND CONVEYANCE is subject to the following:

Restrictive Covenants of Record in Book 6237, page 665 as amended in Book 6834, page 449 said Register's Office
By-Laws and amendments in Book 6042, page 650, as amended in Book 6519, page 187; Book 7590, page 273, said Register's Office
Declaration of Restrictions, Covenants and Easements for The Cloister at St. Henry, A condominium of record in Instrument No. 20101228-0102374, said Register's Office
Sanitary Sewer and/or Storm Easement of record in Book 4191, page 157, said Register's Office
Restrictions, dedications, conditions, reservations, easement and other matters shown on the Plat of Phase 1B, The Cloister at St. Henry, as recorded in Plat book 5200, page 676, revised in Book 6250, page 585 and book 6250, page 924, 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 6824, page 870, Register's Office for Davidson County, Tennessee.
Terms and Provisions of Ground Lease recorded in Book 6208, page 137, said Register's Office
Property Taxes for the current year.

THIS IS IMPROVED PROPERTY known as **241 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 22nd day of May, 2012

Cynthia Ray McConnell, Conservator for Lois Ray

Lois Ray

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 Cynthia Ray McConnell, and who, upon her oath, acknowledged herself to be the Conservator for the within named Lois Ray, being authorized to act on behalf of said person, she executed the foregoing instrument as her free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of May, 2012

Commission expires: 7/6/2015

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Shannon Philbin Notary Public