12-1-143

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
AND Record & Return To:
Land Title South, Inc
3326 Aspen Grove Dr., Ste 400
Franklin, TN 37067
12-1-143

BILL GARRETT, Davidson County
Trans:T20120045856 DEEDWARR
Recvd: 06/21/12 09:58 3 pgs
Fees:18.00 Taxes:518.00
20120621-0054401

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer $140,000.00

Affiant

Subscribed and sworn to before me, this 15 day of June, 2012

Notary Public

My Commission expires: My Commission Expires October 28, 2012

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

ASSIGNMENT OF SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

Address New Owner:	**Send Tax Bill To:**	**Map and Parcel No.:**
Brenda L. Starnes		
505 Loyola Drive	**New Owner**	**129.11-0A-505.00 CO**
Nashville, TN 37205		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Dorothy Carney** (the "Grantor") has bargained, sold and conveyed, and by these presents does transfer and convey unto **Brenda L. Starnes** (the "Grantee"), his/her heirs/successors and assigns, all right, title and interest of the Grantor in and to a certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

A condominium apartment in Davidson County, Tennessee, created upon a leasehold Estate, being Unit No. 505 of Phase 1-A, of Lot No. 2, The Cloister St. Henry, a horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan of the Master Deed of record in Book 5200, Page 529 as revised in Book 5200, Page 676 and shown on Exhibit "C" of record in Book 6042, Page 602, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for more complete description, together with the said Apartments appurtenant undivided in the general and limited common elements of the Condominium.

Being the same property conveyed to Dorothy Carney, unmarried by Assignment of Sublease and Conveyance of Condominium Apartment from Rita Byrd unmarried dated November 25, 2008 and recorded November 26, 2008 of record in Instrument No. 20081126-0115766, Register's Office for Davidson County, Tennessee.

This conveyance and lease is subject to the following:

1. Easements, setback lines and other matters as shown on the plat of Master Deed of record in Book 5200, page 529 as revised in Book 5200, page 676 and shown on Exhibit "C" of record in Book 6042, page 602; Book 6071, page 149; Book 6237, page 660; Book 6519, page 187; Book 7590, page 273; Book 9269, page 285; Instrument no. 20020109-0003376, Register's office for Davidson County, Tennessee.

2. Covenants, conditions, restrictions and easements contained in instrument filed for record in Instrument No. 20101228-0102374 Registers office for said County.

3. Master Deed and By-Laws of record in Book 6042, page 602; Book 6071, page 149; Book 6237, page 660; Book 6519, page 187; Book 7590, page 273; Book 9269, page 285; Instrument no. 20020109-0003376, Register's office for said County

4. Charter of Home Owners Association of record in Book 6076, page 203 Registers Office for said County

5. Ground Lease of record in Book 5961, page 657 Registers Office for said County

6. All easements restrictions and any other matters of record in said register's office

7. County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

THIS is improved property known as 505 Loyola Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD the said condominium apartment and leasehold interest, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs/successors and assigns, or the term of the Grantors' Ground Lease of record in Book 5961, Page 657, Register's Office for Davidson County, Tennessee, and any extension thereof, but not further.

Grantor does covenant with the Grantee that the Grantor is lawfully possessed of the leasehold estate in said land, has a good right to assigns and convey it, and the same is unencumbered except as stated above. And the Grantor does further covenant and bind himself/herself, his/her successors and assigns, to warrant and defend the title to the said leasehold estate to the Grantee, his/her heirs/successors and assigns, against the lawful claims of all persons whomsoever.

The Grantee acknowledges that Grantor is not conveying said real property in fee simple to Grantee, but that Grantor is assigning and conveying the Grantors' entire leasehold estate in said land and all interest and title of Grantor in and to the improvements thereon, together with any and all rights that Grantor may have to extend the duration of the leasehold estate through extension or renewal of the lease term.

Signed this the 15 day of June 2012.

Dorothy Carney by Nancy Carol Settle her attorney in fact

Dorothy Carney by
Nancy Carol Settle her attorney in fact

Dorothy Carney by Melody Sue Spyhalski now known as Melody Sue Esstman her attorney in fact

Dorothy Carney by
Melody Sue Spyhalski now known as
Melody Sue Esstman, her attorney in fact

State of Tennessee County of Williamson

On this 15 day of June 2012 before me personally appeared Nancy Carol Settle and Melody Sue Spyhalski now known as Melody Sue Esstman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are the attorney-in-fact of Dorothy Carney and are authorized by his/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of and instrument of record in Instrument No 20120621-0054100, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this the 15 day of June 2012

Notary Public

My Commission Expires: My Commission Expires October 28, 2012

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee County of _____

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Brenda L. Starnes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the _____ day of June 2012

_____
Notary Public

My Commission Expires:

THIS is improved property known as 505 Loyola Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD the said condominium apartment and leasehold interest, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs/successors and assigns, or the term of the Grantors' Ground Lease of record in Book 5961, Page 657, Register's Office for Davidson County, Tennessee, and any extension thereof, but not further.

Grantor does covenant with the Grantee that the Grantor is lawfully possessed of the leasehold estate in said land, has a good right to assigns and convey it, and the same is unencumbered except as stated above. And the Grantor does further covenant and bind himself/herself, his/her successors and assigns, to warrant and defend the title to the said leasehold estate to the Grantee, his/her heirs/successors and assigns, against the lawful claims of all persons whomsoever.

The Grantee acknowledges that Grantor is not conveying said real property in fee simple to Grantee, but that Grantor is assigning and conveying the Grantors' entire leasehold estate in said land and all interest and title of Grantor in and to the improvements thereon, together with any and all rights that Grantor may have to extend the duration of the leasehold estate through extension or renewal of the lease term.

Signed this the _____ day of _____.

_____
Dorothy Carney by
Nancy Carol Settle her attorney in fact

_____
Dorothy Carney by
Melody Sue Spyhalski now known as
Melody Sue Esstman, her attorney in fact

State of Tennessee County of _____

On this _____ day of June 2012 before me personally appeared Nancy Carol Settle and Melody Sue Spyhalski now known as Melody Sue Esstman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are the attorney-in-fact of Dorothy Carney and are authorized by his/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of and instrument of record in Instrument No. _____, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this the _____ day of June 2012

_____
Notary Public

My Commission Expires:

Brenda L Starnes

State of Tennessee County of Williamson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Brenda L. Starnes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 15 day of June 2012

_____
Notary Public

My Commission Expires:

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Jul. 20, 2015