BOX 14

QUITCLAIM DEED	State of Tennessee County of Davidson The actual consideration for this transfer is $ -0- . Affiant Subscribed and sworn to before me, this the 9th day of July, 2012. Notary Public My commission expires: 10-21-12 (AFFIX SEAL)

KATHY HAND NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Deborah Lazaroff	**New Owner**	**Map 12-11-A-Parcel 249co**
249 Cana Circle		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Alexander Lazaroff, Jr.

HEREINAFTER CALLED THE GRANTOR, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Deborah Lazaroff

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 249 of The Cloister at St. Henry, Phase 1B, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Cloister at St. Henry, Phase 1B, of record in Book 6237, Page 665, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electricial, telephone, and other utility easements now or hereafter established over, though, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to St. Henry's Property development, Inc., by Deed from Most Reverend David R. Choby, Bishop of the Catholic Diocese of Nashville as Trustee, dated December 17, 2010 and filed for record on December 22, 2010 of record in Instrument No. 20101222010678, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alexander Lazaroff, Jr. and Deborah Lazaroff, husband and wife, by Deed from James E. Michael, unmarried, dated November 19, 2009 and filed for record on November 25, 2009 of record in Instrument No. 200911250108514, Register's Office for Davidson County, Tennessee, as to a leasehold interest.

This conveyance is subject to all easements, restrictive covenants and conditions and other matters of record including all items set out on any applicable plat of record, and including, but not limited to the St. Henry's Property Development, Inc. Ground Leases(s) of record, beginning in Book 5961, page 657, Register's Office for Davidson County, Tennessee, including any amendments or extensions thereof, the Declaration of Restrictions, Covenants and Easements for the Cloister at St Henry of record in Instrument No. 20101228-0102374 and the leasehold interest of the current owner/occupants of the unit; Provisions of the Tennessee Condominium Act of 2008, TN Code Annotated, Sections 66-27-201 et seq., Register's Office for Davidson County, Tennessee.

Grantor and Grantee intend that the vesting of both the Leasehold Interest (as defined in the Declaration) in a Leasehold Unit (as defined in the Declaration) and the fee simple interest in the corresponding Unit (as defined in the Declaration) in the same person(s) shall not merge the Leasehold interest and the fee simple interest unless and until the Leasehold Termination Date (as defined in the Declaration) has occurred with respect to that Unit.

BILL GARRETT, Davidson County
Trans:T20120050521 DEEDQC
Recvd: 07/10/12 08:58 2 pgs
Fees:12.00 Taxes:0.00
20120710-0060361

This is Improved (_X__) Unimproved (____) property, known as: **249 Cana Circle, Nashville, TN 37205**

Witness my/our hand(s) this **9th** day of **July, 2012.**

Alexander Lazaroff, Jr.

Alexander Lazaroff, Jr.

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 Alexander Lazaroff, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **9th** day of **July, 2012.**

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 10-21-12