BILL GARRETT, Davidson County
Trans:T20120061362 DEEDQC
Recvd: 08/16/12 15:36 3 pgs
Fees:17.00 Taxes:0.00
20120816-0073665

THIS INSTRUMENT PREPARED BY:
Watkins & McNeilly, PLLC
214 Second Avenue North, Suite 300
Nashville, TN 37201

EXECUTOR'S QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cheryl Sinclair Jenkins 7353 Bahne Road Fairview, TN 37062	Same	129110A43900

Pursuant to the Last Will and Testament of Robert L. Sinclair, duly admitted to probate in Davidson County, Tennessee, and of record in matter number 12P-68 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) Clerk's office, and to more particularly describe the real property devised under said Will, I, Richard Tomichek, Jr., Executor of the Estate of Robert L. Sinclair, hereinafter "Grantor," do hereby quitclaim and by these presents do transfer and convey unto Cheryl Sinclair Jenkins, her heirs and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of real property located in Davidson County, Tennessee and more fully described as follows:

> Land in Davidson County, Tennessee, being Unit No. 439 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 as to which a leasehold interest was conveyed to Robert L. Sinclair and Louise H. Sinclair by Warranty Deed from Anne C. Connor (also known as Anne Catherine Conner) of record at Instrument No. 20030131-0013171, Register's Office for Davidson County, Tennessee, and as to which an interest was conveyed to Robert L. Sinclair and Louise H. Sinclair by Warranty Deed from St. Henry's Property Development, Inc. of record at Instrument No. 20110225-0015565, Register's Office for Davidson

County, Tennessee, subject to the express provision 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. The said Louise H. Sinclair having predeceased her husband, Robert L. Sinclair, and her interest in the property vested in Robert L. Sinclair.

This improved property is known as 439 Siena Drive, Nashville, Tennessee 37205.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Grantor conveys in his fiduciary capacity only and not individually.

WITNESS my hand this 15TH day of August, 2012.

ESTATE OF ROBERT L. SINCLAIR

By: _____
RICHARD TOMICHEK, JR., Executor

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(3)(D) as being the implementation of a testamentary devise. No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(5).

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Leatha S. Hill, a Notary Public of said county, RICHARD TOMICHEK, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is serving as the Executor of the Estate of Robert L. Sinclair and that as such Executor he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of August, 2012.

Leatha S Hill
Notary Public

My Commission Expires:

July 8, 2013

LEATHA S. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY