BILL GARRETT, Davidson County
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20120821-0074786

This instrument is prepared by:
Robert J. Notestine III
Attorney at Law
109 Kenner Avenue, Suite 201
Nashville, TN 37205

SUBLEASE AND CONVEYANCE OF CONDOMIUM APARTMENT

ADDRESS NEW OWNER	NAME OF MORTGAGEE	MAP/PACEL:
Patricia A. Kurtz 427 Siena Drive Nashville, TN 37205	New Owner	Map 129-11-A Parcel 427

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, George Deroche a/k/a George Mark Deroche and Kathleen Manning (the "Grantors") have bargained, sold and leased, and by these presents does transfer, convey and lease unto Patricia A. Kurtz, unmarried (The "Grantee") her heirs and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows, to wit.

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 427, 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 hereby made to the Plan for the Cloister at St. Henry, Phase 1B, attached as Exhibit "B" to said Deed for proper identification.

Being the same property conveyed to Arand George Deroche by Deed from Elizabeth L. Yoos of record in Book 10332, Page 703, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 427 Siena Drive, Nashville, Tennessee 37205.

Arand George Deroche died on March 16, 2012 and he was unmarried at this time of his death. Title to the subject real property has vested in his only children, George Deroche a/k/a

George Mark Deroche and Kathleen Manning as his sole surviving heirs in support of the vesting of title in their heirs in the Affidavit of Heirship recorded simultaneously with this document.
20120821-0074785 ROC

The actual consideration or value, whichever is greater for this transfer is exempt – sublease.

THIS SUBLEASE AND CONVEYANCE is subject to the following:

1. Provisions of Tennessee Code Annotated, section 64-27-101, et. seq.

2. Conditions, restrictions, options, encumbrances, liens, assessments, easements and undertakings contained in the Master Deed for the Cloister at St. Henry, Phase IB, of record in Book 6237,Page 665, Register's Office for Davidson County, Tennessee, and the Bylaws for the Cloister at St. Henry, of record in Book 6042, Page 650, as amended in Book 6519, Page 187, in said Register's Office.

3. Sanitary Sewer and/or Storm Easement, of record in Book 4191, Page 157, Register's Office for Davidson County, Tennessee.

4. Subject to terms and conditions of Ground Lease by and between James D. Niedergeses, Bishop of the Diocese of Nashville, and St. Henry's Development, Inc., dated August 31,1982, of record in book 6208, Page 137, Register's Office for Davidson County, Tennessee.

5. Resolution of record in Book 6527, Page 700, said Register's Office.

6. An amended and corrected Master Deed of record in Book 6834, Page 449, Register's Office for Davidson County, Tennessee.

7. Easements and other materials of record in Plat Book 5200, page 455 and Plat 5200, page 529, said Register's Office.

8. Subject to rights of others in and to the common areas/easements.

9. Real estate taxes for 1997.

THIS IS IMPROVED PROEPRTY known as 427 Siena Drive, 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, her or their heirs and assigns, for the term of the Ground Lease, of record in Book 6208, Page 137, 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 fees simple and this conveyance is both a sublease by Grantor to Grantee of the above described condominium apartment for the full terms of the Ground Lease and any

extension thereof, and a conveyance by Grantor of all right, title and interest of the Grantor in the describe condominium apartment. By acceptance of this conveyance, Grantee agrees to assume jointly with The Cloister Owner's Association all obligations of the Grantor under the Ground Lease, including payment of all real estate taxes assessed against both land and buildings

George Deroche a/k/a
George Mark Deroche

Kathleen Manning

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, George Deroche a/k/a George Mark Deroche whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 30th day of July, 2012.

Notary Public

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

My Commission Expires: 1-24-15

STATE OF _____}
COUNTY OF _____}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Kathleen Manning whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this _____day of _____, 2012.

Notary Public

My Commission Expires:_____

extension thereof, and a conveyance by Grantor of all right, title and interest of the Grantor in the describe condominium apartment. By acceptance of this conveyance, Grantee agrees to assume jointly with The Cloister Owner's Association all obligations of the Grantor under the Ground Lease, including payment of all real estate taxes assessed against both land and buildings

George Deroche a/k/a
George Mark Deroche

Kathleen Manning

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, George Deroche a/k/a George Mark Deroche whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this _____day of _____, 2012.

Notary Public

My Commission Expires:_____

STATE OF Minnesota }
COUNTY OF Olmsted }

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Kathleen Manning whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 31st day of July, 2012.

Sherry Norris
Notary Public

My Commission Expires: 1-31-16

SHERRY DAWN NORRIS
Notary Public-Minnesota
My Commission Expires Jan 31, 2016