"Prepared solely from the information provided by and at the direction of the parties to the transaction."

12-05-004

MAP 129-11-A
PARCEL 435.00CO

Davidson County DEEDWARR
Recvd: 09/27/12 10:21 2 pgs
Fees:12.00 Taxes:0.00
20120927-0087976

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $98,000.00

Affiant

Subscribed and sworn to before me this the 25th day of SEPTEMBER, 2012

My Commission Expires: 9/9/14

Notary Public

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
WEISS & WEISS, ATTORNEYS AT LAW
1900 Church Street, Suite 301, Nashville, Tennessee 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:

ABE'S GARDEN
618 Church Street, Ste. 200
Nashville, TN 37203

SEND TAX BILLS TO:

"NEW OWNER"

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

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 and sufficiency all of which is hereby acknowledged, I, **MARY W. HUNT, UNMARRIED**, hereinafter called the **"Grantor(s)"**, have bargained, sold, and leased, and by these presents do transfer and convey and lease unto **ABE'S GARDEN, A TENNESSEE NOT-FOR-PROFIT CORPORATION**, hereinafter called the **"Grantee(s)"**, its successors 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. 435 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 Plat for The Cloister at St. Henry, Phase IB, attached as Exhibit "B" to said Master Deed for proper identification.

BEING the same property conveyed to GLADYS V. HUNT AND MARY W. HUNT, by Deed from ST. HENRY'S PROPERTY DEVELOPMENT, dated April 19, 1985, of record in Book 6537, Page 494, Register's Office for Davidson County, Tennessee. Subsequently, Gladys V. Hunt having conveyed her interest to Mary W. Hunt by deed of record in Book 6537, Page 502, said Register's Office.
THIS conveyance and lease is subject to the following:

1. Provisions of Tennessee Code Annotated, Section 66-27-101, et seq.

2. Conditions, Restrictions, Options, Encumbrances, Liens, Assessments, Easements and Undertakings contained in the:

   DECLARATION of COVENANTS CONDITIONS, and RESTRICTIONS contained of record in Instrument No. 20101228-0102374, Register's Office for Davidson County, Tennessee.

   MASTER DEED for The Cloister at St. Henry, Phase 1B, of record in Book 6237, Page 665; as amended in Book 6834, Page 449, Register's Office for Davidson County, Tennessee.

   BY-LAWS for The Cloister at St. Henry, of record in Book 6042, Page 650, as amended in Book 6519, Page 187, Book 7590, Page 273, Book 9269, Page 285, and in Instrument No. 20020109-0003376, Register's Office for Davidson County, Tennessee.

   CHARTER of The Cloister Owners' Association of record in Book 6076, Page 203, Register's Office for Davidson County, Tennessee.

   EASEMENT for Sanitary Sewer, of record in Book 4191, Page 157, Register's Office for Davidson County, Tennessee.

   STORM WATER DETENTION AGREEMENT of record in Book 6145, Page 293, said Register's Office.

   NON-DISTURBANCE AGREEMENT of record in Book 7306, Page 289, said Register's Office.

Said conveyance of record in Instrument No. 20101222-0101678 is subject to the Code of Canon Law and the Statutes and Norms of the Catholic Diocese of Nashville, Tennessee.

DEED of record in Instrument No. 20101222-0101678, said Register's Office.

LEASE of record in Book 6208, Page 137, said Register's Office.

REAL ESTATE TAXES for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING improved property known as: **435 Siena Drive, Unit No. 435, 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 Grantor's Ground Lease of record in Book 6208, Page 137, Register's Office for Davidson County, Tennessee, and any extension thereof but not further. 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.

GRANTEE UNDERSTANDS that Grantor is not conveying the real estate in fee simple and this conveyance is both a Sub-Lease by Grantor to Grantee of the above described condominium apartment for the full term of Grantor's Ground Lease and any extension thereof, and a conveyance by Grantor of all right, title and interest of the Grantor in the described condominium apartment. By acceptance of this conveyance, Grantee agrees to assume jointly with The Cloister Owners' Association all obligations of the Grantor under Grantor's Ground Lease, including payment of all real estate taxes assessed against both land and buildings.

IN WITNESS WHEREOF, the Grantor have hereunto subscribed her name this 25th day of September, 2012.

Mary W. Hunt
MARY W. HUNT

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 **MARY W. HUNT, UNMARRIED**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of September, 2012.

My Commission Expires: 9/9/14

Notary Public

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brooke Smith
Brooke Smith

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state Brooke Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 9/9/14

Notary Public

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY