Instrument Prepared by Richard A. Northcutt, Attorney., 215 W. High St., Woodbury, TN 37190
based upon information provided by the parties and without the benefit of a title search

Name/Address of New Owner:
Daryl R. Brown, Trustee
1315 Winthorne Dr.
Nashville, TN 37217

Send Tax Bill to:
New Owner

Map & Parcel: 129110A25300

BILL GARRETT, Davidson County
Trans:T20120073195 DEEDWARR
Recvd: 09/27/12 15:14 2 pgs
Fees:12.00 Taxes:0.00
20120927-0088247

SUBLEASE and CONVEYANCE of CONDOMINIUM APARTMENT

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which being hereby acknowledged, I, JOHN T. LEWIS, hereinafter called the Grantor, have bargained, sold, and leased, and by these presents do transfer and convey and lease unto DARYL R. BROWN, TRUSTEE OF THE DANA BROWN ESSE SUPPLEMENTAL NEEDS TRUST as established by Order of the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) in Case No. 10P-1196, the Grantee, and any successor trustees and assigns, the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, as follows:

Unit No. 253 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 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 is hereby made to the Plat for The Cloister at St. Henry, Phase 1B, attached as Exhibit B to said Master Deed for proper identification.

Being the same property conveyed and subleased to the Grantor herein by Sublease and Conveyance of Condominium Apartment on September 24, 2010 and filed for record on November 2, 2010 in instrument #20101102-0087489, Register's Office for Davidson County, Tennessee.

Property Address: 253 Cana Circle, Nashville, TN 37205

This conveyance and lease is subject to the following:

1. Provisions of Tennessee Code Annotated, Sections 66-27-201 et seq.
2. Conditions, restrictions, options, encumbrances, liens, assessments, easements and undertakings contained in the Master Deed for The Cloister at St. Henry, Phase 1B, recorded in Book 6237, page 665, Book 6042, page 602 and Book 6675, page 173, Register's Office for Davidson County, Tennessee, and the By Laws for The Cloister at St. Henry, recorded in Bok 6042 page 650, Book 6519, page 187 and Book 7590, page 273, Register's Office for Davidson County, Tennessee.
3. Sanitary Sewer and/or Storm Easement of record in Book 6191, page 157, Register's Office for Davidson County, Tennessee.

It is agreed and understood that possession of the premises shall be granted with delivery of the deed.

TO HAVE AND TO HOLD the said condominium apartment, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors in Trust 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 no conveying the real estate in fee simple and this conveyance is both a sublease 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.

WITNESS my signature on September 20, 2012.

JOHN T. LEWIS

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for the said state and county, personally appeared JOHN T. LEWIS with whom I am personally acquainted or proved identity on the basis of satisfactory evidence, the bargainor, and who acknowledged the execution of the foregoing instrument (Warranty Deed) for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee on September 20, 2012.

NOTARY PUBLIC

RICHARD A. NORTHCUTT STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

My Commission Expires 10-24-2012

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $ 125,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me on September 20, 2012.

NOTARY PUBLIC

RICHARD A. NORTHCUTT STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

My Commission Expires: 10-24-2012

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OF THE PROPERTY HEREIN DESCRIBED. NO TITLE SEARCH WAS PERFORMED. THE LEGAL DESCRIPTION IS PROVIDED AND ACCEPTED BY THE GRANTOR AND GRANTEE.