STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Davidson County DEEDWARR
Recvd: 01/29/13 09:23 2 pgs
Fees:13.00 Taxes:403.30
20130129-0009056

MAP & PARCEL
129-11-A-435.00CO
[redacted] 13-01-011

The actual consideration or value, whichever is greater, for this transfer is $109,000.00.

Barbara Grohwin
Affiant

Subscribed and sworn to before me this the 28th day of January, 2013.

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:
BARBARA GROHWIN
[redacted] 14844 SW 112th Cir
[redacted] Dunnellon, FL 34432-5605

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", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **ABE'S GARDEN, a TENNESSEE NOT-FOR-PROFIT CORPORATION**, hereinafter called the **"Grantors"**, has bargained and sold, and by these presents does transfer and convey unto **BARBARA GROHWIN**, hereinafter called the **"Grantee"**, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A CERTAIN CONDOMINIUM APARTMENT in Davidson County, Tennessee, being Unit 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. Hendry, 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 Master Deed for proper identification.

BEING the same property conveyed to ABE'S GARDEN, A TENNESSEE NOT-FOR-PROFIT CORPORATION, by Sublease and Conveyance of Condominium Apartment from MARY W. HUNT, UNMARRIED, DATED September 25, 2012, of record in Instrument No. 20120927-0087976, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS conveyance and lease 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:
   MASTER DEED for The Cloister at St. Henry, Phase 1B, of record in Instrument No. 20101228-0102374, Register's Office for Davidson County, Tennessee.

   BY-LAWS of said Association, of record in Book 6042, Page 650, as amended in Book 6519, Page 187, in Book 7590, Page 273, in Book 9269, Page 285, and in Instrument No. 20020109-000376, Register's Office for Davidson County, Tennessee.

   CHARTER of The Cloister Owner's Association, of record in Book 6076, Page 203, said Register's Office.

   EASEMENT for Sanitary Sewer and/or Storm Water Detention of record in Book 4191, Page 157, and in Book 6145, Page 293, said Register's Office.

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

- CONTINUED ON PAGE 2 -

Said conveyance of record in Instrument No. 20101222-0101678, said Register's Office is subject to the Code of Canon Law and the stateutes and norms of the Catholic Diocese of Nashville.

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

BEING improved property known as 435 Siena Drive, Nashville, TN 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 6922, Page 282, 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 against both land and buildings.

IN WITNESS WHEREOF, the Grantors has caused its name to be affixed hereto, by its duly authorized officer, on this 28th day of January, 2013.

ABE'S GARDEN, A TENNESSEE NOT-FOR-PROFIT CORPORATION

By: Michael D. Simmerling, President

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **Michael D. Simmerling,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon his oath, acknowledge himself to be the **President** of **ABE'S GARDEN, A TENNESSEE NOT-FOR-PROFIT CORPORATION,** the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of January, 2013

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.

Peter Weiss

State of Tennessee)
County of Davidson)

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

My Commission Expires: 09/09/2014

Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON