THIS TRANSFER IS EXEMPT FROM TRANSFER TAX.

BILL GARRETT, Davidson County
Trans:T20130031200 DEEDWARR
Recvd: 04/16/13 13:41 2 pgs
Fees:12.00 Taxes:0.00
20130416-0037911

THIS INSTRUMENT PREPARED BY:
AND Record & Return To:
Land Title South, Inc
3326 Aspen Grove Dr., Ste 400
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever
Is greater, for this transfer is Exempt from tax.

Affiant

Subscribed and sworn to before me, this
12th day of April 2013.

Notary Public
My Commission expires: 3-3-15

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
March 3, 2015

ASSIGNMENT OF SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

Address New Owner:	Send Tax Bill To:	Map and Parcel No.:
417 Siena Drive Nashville, TN 37205	Owner	129-11-0-A-417.00 CO

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 of which is hereby acknowledged, the undersigned, David Charles Patterson, Executor and Patrice Patterson Steinhart Executrix of the Estate of Lillyan B. Patterson, (the "Grantor") has bargained, sold and conveyed, and by these presents does transfer and convey unto Linda S. Cummins (the "Grantee"), his/her heirs/successors and assigns, all right, title and interest of the Grantor in and to a certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Unit No. 417 created under Title 68, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by the master Deed for The Cloister at St. Henry's, 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's Phase 1B attached as Exhibit "B" to said Master Deed for proper identification.

Being the same property conveyed to Lillyan B. Patterson by Sublease and Conveyance of Condominium Apartment from Louise D. Cheatham a widow dated November 30, 1995 and recorded December 4, 1995 of record in Book 9877, page 522 Register's Office for Davidson County, Tennessee. Lillyan B. Patterson having since died, March 1, 2013 David Charles Patterson, Executor and Patrice Patterson Steinhart, Executrix of the Estate of Lillyan Blair Patterson of record in Docket No. 13P551 Davidson County Circuit Court Probate Division dated April 4, 2013.

This conveyance and lease is subject to the following:

(a) Provisions of Section 68, Chapter 27, Section 101, et seq., Master Deed as "Exhibit B" of Record in Book 6237, page 665 and Book 6317, page 688 amended in Book 6834, page 449, said Register's Office.

(b) Subject to all matters as set forth per Master Deed in Book 6237, page 665, Register's Office of Davidson County, Tennessee.

(c) Master Deed and Bylaws as set forth in Book 6237, page 665 and Book 6317, page 688, Amendment to By-Laws of record in Book 6519, page 187, Amendment to Master Deed and By-Laws of record in Book 6533, page 580, Amendment to Correct Master Deed and Plat for Phase 1B of record in Book 6834, page 449, Amendment to By-Laws of record in Book 7590, page 273; Book 9269, page 285 and Instrument No. 20020109-0003376, Register's Office for Davidson County, Tennessee.

(d) Ground Lease filed of Record in Book 6208, Page 137, said Register's Office.

(e) Charter of Homeowner's Association as shown of record in 6076, page 203, Register's Office for Davidson County, Tennessee.

(f) County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

(e) Charter of Homeowner's Association as shown of record in 6076, page 203, Register's Office for Davidson County, Tennessee.

(f) County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

(g)Restrictions of record in Instrument No. 20101228-0102374, Register's Office for Davidson County, Tennessee.

(h)Easement for Water and Sanitary Sewer of record in Book 6314, page 16 and Book 6314, page 21 Register's Office for said County.

(i)Stormwater Detention Agreement of record in Book 6824, page 870 Register's Office for said County

THIS is improved property known as 417 Siena Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD the said condominium apartment and leasehold interest, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs/successors and assigns, or the term of the Grantors' Ground Lease of record in Book 6208, page 137, Register's Office for Davidson County, Tennessee, and any extension thereof, but not further.

Grantor does covenant with the Grantee that the Grantor is lawfully possessed of the leasehold estate in said land, has a good right to assigns and convey it, and the same is unencumbered except as stated above. And the Grantor does further covenant and bind himself/herself, his/her successors and assigns, to warrant and defend the title to the said leasehold estate to the Grantee, his/her heirs/successors and assigns, against the lawful claims of all persons whomsoever.

The Grantee acknowledges that Grantor is not conveying said real property in fee simple to Grantee, but that Grantor is assigning and conveying the Grantors' entire leasehold estate in said land and all interest and title of Grantor in and to the improvements thereon, together with any and all rights that Grantor may have to extend the duration of the leasehold estate through extension or renewal of the lease term.

Signed this the 12TH day of April 2013.

David Charles Patterson

David Charles Patterson

Patrice Patterson Steinhart

Patrice Patterson Steinhart

State of Tennessee County of Davidson

Personally appeared before me, a Notary Public of said county and state, David Charles Patterson and Patrice Patterson Steinhart, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand and official seal this the 12 day of April 2013.

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public:
My Commission Expires
My Commission Expires
October 30, 2016

Linda S. Cummins

State of Tennessee County of Davidson

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

Witness my hand and official seal this the _____ day of _____.

_____
Notary Public:
My Commission Expires