SUBLEASE AND CONVEYANCE OF A LEASEHOLD INTEREST IN A CONDOMINIUM APARTMENT	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,500.00. Anabel Cassell Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THE UNDERSIGNED, THIS THE 26th DAY OF APRIL, 2013. Notary Public MY COMMISSION EXPIRES: July 6,2015 (AFFIX SEAL)

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires July 6, 2015

THIS INSTRUMENT WAS PREPARED BY:
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANABEL CASSELL	SAME	129110A31100CO
(NAME)	(NAME)	
311 Cana Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE UNDERSIGNED, **WOLFGANG SAUERMANN,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD A LEASEHOLD INTEREST, AND BY THESE PRESENTS DOES TRANSFER, CONVEY AND SUBLEASE UNTO **ANABEL CASSELL,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, ALL OF GRANTOR'S LEASEHOLD INTEREST IN A CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 311, as shown on the Condominium Site Plan, Plat for Phase 1C of Lot 2, The Cloister at St. Henry, a Horizontal Property Regime, filed as Exhibit B to and established by the Master Deed of record in Book 6675, Page 173, 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 the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Wolfgang Sauermann by Sublease and Conveyance from Phyllis Korobow Krohn and Burton Krohn and Nancy Krohn, dated 08/07/2002 and filed for record on 08/09/2002 in Instrument 200208090096546, Register's Office for Davidson County, Tennessee. (leasehold)

Being part of the same property conveyed to St. Henry's Property Development Inc. by Deed from Most Reverend David R. Choby, Bishop of the Catholic Diocese of Nashville, as Trustee, dated 12/17/2010 and filed for record on 12/22/2010 in Instrument 201012220101678, Register's Office for Davidson County, Tennessee. (fee simple)

THIS SUBLEASE AND CONVEYANCE is subject to the following:

All matters as set forth per Plat Book 6250, Page 979, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Instrument 201012280102374, said Register's Office.
Master Deed of record in Book 6675, Page 173, said Register's Office.
By-Laws of record in Book 6042, Page 602, said Register's Office. Said By-Laws were amended of record in Book 6519, Page 187, Book 7590, Page 273, Book 9269, Page 285,Instrument 200201090003376, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 4191, Page 157, Book 4606, Page 283, said Register's Office.
Deed of Conveyance of record in Book 6065, Page 127, Book 6065, Page 132, said Register's Office.
Stormwater Detention Agreement of record in Book 6145, Page 293, Book 6824, Page 870, said Register's Office.
Deed of Conveyance of record in Book 7306, Page 140, Book 7306, Page 155, Book 7893, Page 304, Book 7893, Page 451, said Register's Office.
Lease of record in Book 6596, Page 608, said Register's Office.
Charter of record in Book 6076, Page 203, said Register's Office.
Taxes for the current year

BILL GARRETT, Davidson County
Trans:T20130035204 DEEDWARR
Recvd: 04/30/13 08:07 2 pgs
Fees:12.00 Taxes:0.00
20130430-0042632

THIS IS IMPROVED PROPERTY known as **311 Cana Circle, Nashville, Tennessee 37221.**

TO HAVE AND TO HOLD the said condominium apartment, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, for the term of the Ground Lease, of record in Book 6596, page 608, Register's Office for Davidson County, Tennessee, and any extension thereof, but not further.

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

This is a transfer of a leasehold interest. Pursuant to Tennessee Code Annotated, Section 67-4-409 (a) (2), no transfer tax is due or payable. Pursuant to Tennessee Code Annotated Section 67-4-409 (a) (5), no oath of value if required.

Witness my hand this 26th DAY OF APRIL, 2013

Wofgang Sauermann

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 Wolfgang Sauermann, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 26th day of April, 2013

Commission expires:

7-6-15

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 6, 2015

Notary Public