BILL GARRETT, Davidson County
Trans:T20130049673 DEEDWARR
Recvd: 06/13/13 09:46 3 pgs
Fees:17.00 Taxes:0.00
20130613-0060276

This document prepared by (and after recording return to):
Name: **William Davis, Attorney, P.C.**
Address: **219 Ward Circle, Ste 5**
City, State, Zip: **Brentwood, TN, 37027**
Phone: **615-369-0039**

---------Above This Line Reserved For Official Use Only----------

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Green Springs Properties, LLC, a Tennessee limited liability company,** hereinafter referred to as **"Grantor"**, has this day bargained and sold, and does hereby transfer and convey and lease unto **Howard D. Derrick, Jr. and Constance H. Derrick,** hereinafter **"Grantees"**, the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 102, as shown on the Condominium Site Plan, Plat for Phase IB 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 6237, Page 665 as 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 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 Green Springs Properties LLC, a Tennessee limited liability company by Deed from Douglas A. Brace, Trustee of the James W Carell Family Trust U/A dated June 1, 1999 and filed for record on 12/27/2007 in Instrument 200712270148036, Register's Office for Davidson County, Tennessee. (leasehold)

This property is known as: **102 Emma Neuhoff Ct., Nashville, TN 37205**

This conveyance is subject to the following:

1.) Subject to all easements, restrictive covenants and conditions and other matters of record, including all items set out on any applicable plat of record, and including, but not limited to the St. Henry's Property Development, Inc. Ground Lease(s) of record, beginning in Book 6208, page 137 Register's Office for Davidson County, Tennessee, including any amendments or extensions thereof, the Declaration of Restrictions, Covenants and Easements for the Cloister at St. Henry of record in instrument #20101228-0102374 and the leasehold interest of the current owner/occupants of the unit.

2.) Provisions of the Tennessee Condominium Act of 2008, TN Code Annotated, Sections 66-27-201 et seq., Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said condominium apartment same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEES that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand, this 5th day of June, 2013.

Green Springs Properties, LLC, a Tennessee limited liability company

By: Wm J Ramsey

Bill Ramsey, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for Davidson County, Tennessee, **Bill Ramsey**, with whom I am personally acquainted (or is identified upon basis of satisfactory evidence presented to me), and who, upon oath, acknowledged himself to be the **Managing Member** of **Green Spring Properties, LLC, a Tennessee limited liability company**, and that as such **managing member**, he executed the forgoing instrument for the purposes therein contained, having been fully authorized to do so, by signing his name as **managing member.**

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 5th day of June, 2013.

Leslie Saturday
NOTARY PUBLIC

LESLIE SATURDAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

My Commission Expires: _____

Grantee(s) Name, Address:	Send Tax Statement To:
Howard D. Derrick, Jr. and Constance H. Derrick	Owner
102 Emma Neuhoff Ct	
Nashville, TN 37205	

State of ~~TENNESSEE~~
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$143,900.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 5th day of June, 2013.

Wm J Ramsey
Affiant

(Seal)

Leslie Saturday
Notary Public

LESLIE SATURDAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

My commission expires:

_____