BILL GARRETT, Davidson County
Trans:T20130098954 DEEDWARR
Recvd: 11/21/13 11:17 3 pgs
Fees:18.00 Taxes:294.15
20131121-0120063

This Instrument Prepared By:
TITLE ESCROW OF BRENTWOOD, INC.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615)221-0032

ADDRESS NEW OWNER:
John M. Rucker
826 W. Old Hickory Boulevard
Madison, TN 37115

SEND TAX BILL:
John M. Rucker
826 W. Old Hickory Boulevard
Madison, TN 37115

MAP AND PARCEL:
129110A43700CO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 79,500.00.

John M Rucker

AFFIANT

Subscribed and sworn to before me this 20th day of November, 2013.

A B Waddell

NOTARY PUBLIC

ANN B. WADDELL STATE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 10/5/15

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable considerations accepted, the receipt and sufficiency of which is hereby acknowledged, **Peggy D. Mathes, Administrator of the Estate of Donna O. Sesler,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 13P-978, has this day bargained and sold, and do hereby transfer and convey unto **John M. Rucker**, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, INCORPORATED HEREIN
This is improved property known as 437 Siena Drive, Nashville, TN 37205.

And now **Peggy D. Mathes, Administrator of the Estate of Donna O. Sesler,**. for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey all of their interest unto the said **John M. Rucker**, his heirs and assigns, forever; and Grantor(s) covenant with the said Grantee(s) that the same is conveyed subject to such limitations and restrictions as may affect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 20th day of November, 2013.

Estate of Donna O. Sesler

By: Peggy D Mathes, Adm

Peggy D. Mathes, Administrator

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Peggy D. Mathes,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she as **Administrator of the Estate of Donna O. Sesler,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 13P-978. the bargainor, and as such Administrator, being so authorized by said court, executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 20th day of November, 2013.

NOTARY PUBLIC

TENNESSEE NOTARY PUBLIC

My Commission Expires: 10/5/15

EXHIBIT A

A certain condominium located in Nashville, Davidson County, Tennessee, described as Unit No. 437 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 1, of record in Book 6237, page 665, and as amended in Book 6834, page 449, 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. Reference is hereby made to the Plat for the Cloister at St. Henry, Phase 1-B, attached as Exhibit "B" to said Master Deed for proper identification.

Being the same property conveyed to Loretta Brown and Donna Sesler, both unmarried, as tenants in common with right of survivorship, by deed from Melissa L. Earthman, Lee W. Lance, III, Emily Ragen, Thomas Scott Lance, Julia Carell Stadler, Edith Carell Johnson, and Kathryn Carell Brown of record in Instr. No. 20100416-0028809, Register's Office for Davidson County, Tennessee. Loretta Brown a/k/a Loretta Brown Zalabak, conveyed her interest to Donna Sesler by Quitclaim Deed of record in Instr. No. 2011062-0047113, said Register's Office. Donna Sesler died November 18, 2012. Pursuant to an Order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 13P-978 declared Donna O. Sesler's Estate insolvent and so ordered the property to be brought into the Estate and sold at public auction by Peggy D. Mathes, Administrator.

EXHIBIT "B"

This conveyance is subject to 2013 taxes, paid and assumed by the Grantee; to Sanitary Sewer and/or Storm Drainage Agreement as set out in Book 4191, page 157; The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, and is subject to the provision and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone, cable and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Cloister at St. Henry, Phase 1B of record in Book 6042, page 602, Master Deed for Phase 1-B of record in Book 6237, page 665, as amended in Book 6834, page 449, By-Laws of record in 6519, page 187, amended in Book 7590, page 273, and Instr. No. 20020109-0003376 and restrictive covenants in Instr. No. 20101228-010237, said Register's Office. Subject to the assessment of homeowners association fees, if any. Subject to the rights and claims of parties in possession.

The terms and conditions of a Ground Lease by and between James D. Niedergeses, Bishop of the Diocese of Nashville ("Lessor"), and St. Henry's Property Development, Inc., dated 8/31/82, of record in Book 6208, page 137, Register's Office for Davidson County, Tennessee.
This property is being sold as is.