BILL GARRETT, Davidson County
Trans:T20130101730 DEEDWARR
Recvd: 12/04/13 10:01 3 pgs
Fees:17.00 Taxes:0.00
20131204-0123415

This instrument prepared by :
M. Ben Moore, II
Sobel, Poss & Moore
201 Fourth Avenue, North
Suite 1450
Nashville, Tennessee 37219

EXECUTRIX'S DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No.
Estate of Fred Lyell	Estate of Fred Lyell	Map 129-11-A
c/o Susan Lyell, Executrix	c/o Susan Lyell, Executrix	Parcel 267
2007 Sweetbriar Avenue	2007 Sweetbriar Avenue	
Nashville, Tennessee 37212	Nashville, Tennessee 37212	

IN ORDER to provide muniment of title and for other valuable consideration received, the receipt of which is hereby acknowledged, I, Cassandra Estes, Executrix for the estate of Joy Lyell Hunter, Davidson County Probate Docket Number 13P706, pursuant to LETTERS TESTAMENTARY, issued on May 8, 2013 by the Probate Court Clerk Richard R. Rooker, for and on behalf of the estate, for the purpose of serving as a muniment of title and further evidencing the divestiture of title in and to the premises hereinafter described from the aforesaid estate, or any person or entity claiming by, under, or through the title of Joy Lyell Hunter do hereby devise, release, grant, bargain, sell, convey and forever quitclaim to the Estate of Fred Lyell, its heirs and assigns forever, the real property located in Davidson County, Tennessee, to wit:

Unit No. 267 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 IC, of record in Book 6675, Page 173, 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, Phase IC, attached as Exhibit "B" to said Master Deed for proper identification.

Being the same property conveyed to Randall M. Falk and wife, Edna U. Falk by deed from St. Henry's Property Development, Inc. of record in Book 6812, page 584, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William E. Hunter and wife, Joy L. Hunter by deed from Randall M. Falk and Edna U. Falk dated 05/03/2007 and filed for record on 05/04/2007 instrument number 20070504-0053879 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JOY L. HUNTER as tenants by the entirety at the death of WILLIAM H. HUNTER on September 13, 2007 his estate probated in Davidson County, Tennessee Probate Court under docket number 08P335 and Order to Close filed for record in Instrument 201312030123297, Register's Office for DAVIDSON County, Tennessee.

This conveyance and lease is subject to the following:

1. Provisions of Tennessee Code Annotated, Section 64-27-101, et seq.

2. Conditions, restrictions, options, encumbrances, liens, assessments, easements and undertakings contained in the Master Deed and Bylaws for The Cloister at St. Henry, Phase IC, recorded in Book 6675, Page 173 and in Book 6402, page 602, Book 6042, page 650, Book 6317, page 688, Book 6519, page 187, Book 6533, page 580, Book 7590, page 723, Book 9269, page 285 and Instrument #20020109-0003376, register's Office for Davidson County, Tennessee.

3. Sanitary Sewer and/or Storm Easement of record in Book 4191, Page 157, Register's Office for Davidson County, Tennessee.

4. Real Estate taxes for 2013.

THIS is improved property known as No. 267 Cana Circle, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said condominium apartment, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs and assigns for the term of the Grantor's 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 Grantor is not conveying the Real Estate in fee simple and this conveyance is both a sublease 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 real estate taxes assessed against both land and buildings.

WITNESS my hand, this the 27th day of November, 2013.

Cassandra Estes, Executrix

CASSANDRA ESTES, EXECUTRIX
ESTATE OF JOY LYELL HUNTER

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 Executrix of the Estate of Joy Lyell Hunter, Cassandra Estes, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 27th day of November, 2013.

COLIN BRETT CALHOUN
STATE OF TENNESSEE
NOTARY
DAVIDSON COUNTY

Colin Brett Calhoun

NOTARY PUBLIC
My commission expires: 07/07/2014

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00, as this is a testamentary transfer.

Cassandra Estes, Executrix

CASSANDRA ESTES, EXECUTRIX
ESTATE OF JOY LYELL HUNTER

Subscribed and sworn to before me this 27th day of November, 2013.

Chris Brett Calhoun

NOTARY PUBLIC
My commission expires: 07/07/2014

CHRIS BRETT CALHOUN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY