BILL GARRETT, Davidson County
Trans:T20130101730 DEEDWARR
Recvd: 12/04/13 10:02 3 pgs
Fees:17.00 Taxes:0.00
20131204-0123416

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 129-110-A
c/o Susan Lyell, Executrix	c/o Susan Lyell, Executrix	Parcel 26700
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:

Land in Davidson County, Tennessee, being Unit No. 267 on the Condominium Site Plan, Plat for Phase 1C of Lot 2, The Cloister at St. Henry, 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 said Master Deed, reference to which is hereby made for a more complete and detailed description.

Being 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.

Being the same property conveyed to WILLIAM E. HUNTER AND WIFE, JOY L. HUNTER by Deed from RANDALL M. FALK, dated 05/03/2007 and filed for record on 05/04/2007 in Instrument 200705040053879, Register's Office for DAVIDSON County, Tennessee, as to a leasehold interest.

Being the same property conveyed to WILLIAM H. HUNTER AND WIFE, JOY L. HUNTER by WARRANTY DEED from St. Henry's Property Development, Inc., David Glascoe, CEO, dated February 1, 2011 and filed for record in Instrument 201102090011390, Register's Office for DAVIDSON County, Tennessee, as to a fee simple interest.

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.

Map & Parcel: 129110A26700

This property is known as: **267 Cana Circle, 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 5961 page 657 Register's Office for Davidson County, Tennessee, including and amendments or extensions thereof, the Declaration of Restrictions, Covenants and Easements for the Cloister at St. Henry of Record in instrument #20101228-002374 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 66-27-101 et seq., Register's Office for Davidson County, Tennessee.

Grantor and Grantee intend that the vesting of both the Leasehold Interest (as defined in the Declaration) in a Leasehold Unit (as defined in the Declaration) and the fee simple interest in the corresponding Unit (as defined in the Declaration) in the same person(s) shall not merge the Leasehold Interest and the fee simple interest unless and until the Leasehold Termination Date (as defined in the Declaration) has occurred with respect to the Unit."

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit of the said Grantee forever, in fee simple: in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the said deceased.

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

NOTARY PUBLIC
My commission expires: 07/07/2014

COLIN BRETT CALHOUN
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY

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.

Colin Brett Calhoun

NOTARY PUBLIC
My commission expires: 07/07/2014

COLIN BRETT CALHOUN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.