BILL GARRETT, Davidson County
Trans:T20140006607 DEEDWARR
Recvd: 01/29/14 10:36 3 pgs
Fees:17.00 Taxes:0.00
20140129-0007985

PREPARED BY AND RETURNED TO: BOX 10-A
PREMIER ESCROW, LLC
4301 HILLSBORO RD., STE. 300
NASHVILLE, TN 37215

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Bernadine P. Lawler, Trustee 765 Newberry Road Nashville, TN 37205	SAME	Map 129-11-A Parcel 409 CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS (10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration the receipt of which is hereby acknowledged, the undersigned, Charles F. Brown, Jr. and Michael A. Brown, as tenants in common, (the "Grantor"), have bargained, sold and leased, and by these presents Hereby transfer, convey and lease unto: Bernadine P. Lawler, Trustee of The Bernadine P. Lawler Revocable Living Trust Dated February 20, 2007, (the "Grantee"), her heirs and assigns, a certain Condominium Apartment in Davidson County, Tennessee, described as follows, to wit:

A certain leasehold estate, a Condominium Apartment in Davidson County, Tennessee, described as follows, to wit:

> Being Unit No. 409 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-B, of record in Book 6237, Page 665, 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 1B, attached as Exhibit "B" to said Master Deed for proper identification.
>
> BEING the same property conveyed to Charles F. Brown, Jr. and Michael A. Brown, Co-Trustees of the Charles F. Brown, Jr. and Michael A. Brown Living Trust, by Sublease and Conveyance of Condominium Apartment of record in Instrument No. 20050223-0019936, Register's Office for Davidson County, Tennessee. Charles F. Brown, Jr. and Michael A. Brown, Co-Trustees of the Charles F. Brown, Jr. and Michael A. Brown Living Trust, conveyed their interests in said property to Charles F. Brown, Jr. and Michael A. Brown, as tenants in common, by Quitclaim Deed of record in Instrument No. 20140129000 7984, said Register's Office.

This conveyance and lease is subject to the following:

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

2. The terms and conditions of Ground Lease by and between James D. Niedergeses, Bishop of the Diocese of Nashville and St. Henry's Property Development, Inc., dated August 31, 1982, of record in Book 6208, page 137, said Register's Office.

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

4. The Master Deed and Bylaws contained instrument of record in Book 6237, Page 665, as amended in Book 6834, Page 449, Book 6042, Page 650, Book 6519, Page 187, Book 7590, page 273, Book 9269, page 285 and Instrument No. 20020109-0003376, Book 6042, page 602, Book 6208, page 137 and Instrument No. 20101228-0102374, said Register's Office; all matters as shown on the plan of record in Book 5200, Page 529, said Register's Office.

5. Real estate taxes for the year 2014.

6. Restrictive covenants of record in Book 6042, page 602 and Book 6208, page 137, said Register's Office.

7. Easement of record in Book 4191, page 157, said Register's Office.

This is improved property known as 409 Siena Drive, 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, his, her or their heirs and assigns for the term of the Grantor's Ground Lease of record in Book 6922, Page 282, 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 jointly with The Cloister Owners' Association all obligations of the Grantor under Grantor's Ground Lease, including payment of all real estate taxes assessed against both land and buildings.

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 is required.

WITNESS my hand this 28th day of January, 2014.

Charles F. Brown, Jr.
By Michael A. Brown, Attorney in Fact

Michael A. Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of January, 2014, before me personally appeared Michael A. Brown, to me known to be the person who executed the foregoing instrument on behalf of Charles F. Brown, Jr. and acknowledged that he executed the same as the free act and deed of Charles F. Brown, Jr.

WITNESS my hand this 28th day of January, 2014.

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV 3, 2015

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 Michael A. Brown 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 this 28th day of January, 2014.

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV 3, 2015