Davidson County DEEDWARR
Recvd: 10/31/14 11:09 5 pgs
Fees:28.00 Taxes:684.50
20141031-0100518

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31998**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $185,000.00. Affiant Subscribed and sworn to before me this 30th day of October, 2014. Notary Public for the State of Tennessee My Commission Expires: _____

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

WARRANTY DEED AND SUBLEASE OF CONDOMINIUM APARTMENT

Address New Owner: Barbara Marlene Crosby John Carl Crosby 750 King of Prussia Road Radnor, PA 19087	**Send Tax Bills To:** New Owners	**Tax Information:** Map and Parcel No.: 129 110 A 27800 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael D. Figlio, Jr., Executor of the Estate of Josephine Sachar, deceased,** and **Michael D. Figlio, Jr., Executor of the Estate of Frances Margaret Sachar, deceased,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Barbara Marlene Crosby and husband, John Carl Crosby** ("Grantees"), their heirs and assigns, his leasehold interest, and his fee simple interest which is conditioned upon leasehold termination, in that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 278 Cana Circle, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his successors and assigns, to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns, against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

The vesting of the Leasehold Interest (as defined in the Declaration) in said Leasehold Unit (as defined in the Declaration) and the fee simple interest in the corresponding Unit (as defined in the Declaration) in the same persons 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 this Unit. Until the Leasehold Termination Date has occurred with respect to this Unit, this transfer of the fee

simple interest in the Unit is subject to the terms of the Ground Lease of record in Book 6922, page 282, said Register's Office, and the fee simple interest and the Leasehold Interest are not merged by the vesting of both interests in the same persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of October, 2014.

Michael D. Figlio, Jr., Executor of the Estate of Josephine Sachar, deceased

Michael D. Figlio, Jr., Executor of the Estate of Frances Margaret Sachar, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael D. Figlio, Jr., Executor of the Estates of Josephine Sachar, deceased, and of Frances Margaret Sachar, deceased, 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 in the capacities and for the purposes therein contained.

Witness my hand at office this 30th day of October, 2014.

Notary Public for the State of Tennessee

My Commission Expires: _____

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 121L, also described as Unit 278, together with the appurtenant interest in the common elements of The Cloister at St. Henry, Phase 1-D, a horizontal property regime established by Master Deed of record in Book 6933, page 927, amended in Book 7404, page 766, and the Declaration of Restrictions, Covenants and Easements recorded as Instrument No. 20101228-0102374, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned amendment to said Master Deed and on Exhibit "B" to the aforementioned Declaration.

Being the same property conveyed to Josephine Sachar, a widow, and Frances M. Sachar, an unmarried person, as tenants in common, by Sublease and Conveyance dated August 26, 1987, from St. Henry's Property Development, Inc., of record in Book 7338, page 36, and by Instrument of Amendment, Correction and Restatement in Book 7378, page 985, Register's Office for Davidson County, Tennessee.

Josephine Sachar died on January 18, 2011. Under the terms of her will, entered into probate in Docket No. 11P1585, Davidson County Probate Court Clerk's Office, she directed that all interest in real property was to be an asset of her probate estate, under the full control of her Personal Representative. Letters Testamentary were issued to Michael D. Figlio, Jr.

Frances Margaret Sachar (one and the same person as Frances M. Sachar) died on September 20, 2008. She was a resident of the State of New York at the time of her death, and her will was probated in New York. Said will was admitted to ancillary probate in the State of Tennessee in Docket No. 14P1709, Davidson County Probate Court Clerk's Office. Under the terms of said will, the Testatrix appointed Michael Figlio, Jr. to serve as her executor and directed him to sell subject property. Letters Testamentary were issued to Michael D. Figlio, Jr.

The fee simple interest in subject property was conveyed to Michael D. Figlio, Jr., as Executor of the Estate of Josephine Sachar, and to Michael D. Figlio, Jr., as Executor of the Estate of Frances Margaret Sachar, by Warranty Deed dated October 30, 2014, from St. Henry's Property Development, Inc., of record in Instrument No. 20141031-0100517, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2015, a lien, but not yet due and payable.
2. Declaration of Restrictions, Covenants and Easements for The Cloister at St. Henry, of record in Instrument No. 20101228-0102374, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).

3. By-Laws of The Cloister at St. Henry, Phase I-A, of record in Book 6042, page 602, amended in Book 6519, page 187, Book 7590, page 273, Book 9269, page 285, Instrument No. 20020109-0003376, and Instrument No. 20140219-0014189, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of The Cloister Owners' Association of record in Book 6076, page 203, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of The 2010 Cloister Owners' Association of record in instrument No. 20101214-0099488, Register's Office for Davidson County, Tennessee.
6. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Cloister at St. Henry, Phase I-D, of record in Book 6933, page 927, amended in Book 7407, page 766, Register's Office for Davidson County, Tennessee.
7. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
8. All matters appearing on the Plan of record as Book 6250, page 979, Register's Office for Davidson County, Tennessee.
9. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4191, page 157, and Book 4606, page 283, Register's Office for Davidson County, Tennessee.
10. Storm water detention agreement of record in Book 6145, page 293, and Book 6862, page 384, Register's Office for Davidson County, Tennessee.
11. Terms and conditions of the Ground Lease recorded in Book 6922, page 282, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Elizabeth J. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
November 6, 2017