BILL GARRETT, Davidson County
Trans:T20150103090 DEEDWARR
Recvd: 12/07/15 09:33 3 pgs
Fees:18.00 Taxes:848.04
20151207-0122844

THIS INSTRUMENT PREPARED BY:
Judy S. Wells, Attorney
750 Old Hickory Blvd., Suite 202
Brentwood, Tennessee 37027

New Owner	**Send Tax Bills To:**	**Map & Parcel**
Nancy Levy	**New Owner**	**129-11-0A-903.00CO**
903 Glenmary Court		
Nashville, TN 37205		

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

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, **Sandra S. Ambrogi, unmarried, (the "Grantor")** has sold and leased, and by these presents does transfer, convey and lease unto **Nancy Levy, unmarried, (the "Grantee")**, her heirs and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit 93R, Phase 1D, The Cloister at St. Henry, as shown on Plat of record in Plat Book 6250, Page 979, and established in Master Deed recorded in Book 6933, page 927, as amended in Book 7404, page 766, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said unit.
>
> LEASEHOLD: Being the same property conveyed to Sandra S. Ambrogi by Sublease and Conveyance of Condominium Apartment deed from Michelle R. Panzer Stratton and Carol Ann Panzer of record in Instrument No. 20110610-0044496 Register's Office for Davidson County, Tennessee, dated May 31, 2011 and recorded on June 10, 2011.

THIS SUBLEASE AND CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Provisions of Tennessee Code Annotated, Section 66-27-101, et seq.

2. Conditions, restrictions, options, encumbrances, liens, assessments, easements and undertakings contained in the Master Deed for The Cloister at St. Henry, Phase ID, recorded in Book 6933, page 927; Book 6042, page 602; as amended in Book 7404, page 766; Book 6519, page 187; Book 7590, page 273; Book 9269, page 285; and Instrument No. 20020109-0003376, Register's Office for Davidson County, Tennessee and Restrictions of record in Book 6076, page 203; Book 7306, page 289; and Instrument No. 20101228-0102374, said Register's Office; and the By-Laws for The Cloister at St. Henry, recorded in Book 6042, page 650, as amended in Book 7590, page 273; Book 9269, page 285; and Instrument Nos. 20020109-0003376 and 20140219-0014189, said Register's Office.

3. Sanitary Sewer and/or Storm Easement, of record in Book 4191, page 157, and Book 6862, page 384, Register's Office for Davidson County, Tennessee.

4. Subject to terms and conditions of Ground Lease of record in Book 5961, page 657; Book 6596, page 608; and Book 6922, page 282, Register's Office for Davidson County, Tennessee.

5. All matters as shown on the Plat of record in Book 6250, page 979, Register's Office for Davidson County, Tennessee.

6. Charter of the Home Owners Association of record in Book 6076, page 203, Register's Office for Davidson County, Tennessee.

7. Easement for ingress and egress of record in Book 6673, page 133, said Register's Office.

8. Storm Water Detention Agreement of record in Book 6145, page 293 and Book 6824, page 870, Register's Office for Davidson County, Tennessee.

9. Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 6065, page 127, Book 6065, page 132, Book 7306, page 140, Book 7306, page 155, Book 7893, page 299, Book 7893, page 394 and Book 7893, page 451 and Instrument No. 20090921-0087988, in the Register's Office for Davidson County, Tennessee.

10. Subject to the rights of others in and to the common areas and elements.

THIS IS IMPROVED PROPERTY known as 903 Glenmary Court, Nashville, TN 37205.

TO HAVE AND TO HOLD the said condominium apartment, with the appurtenances, estate, estate, title and interest thereto belonging to the said Grantee, his, her or their heirs and assigns, for the term of the 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 the 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 the Ground Lease, including payment of all real estate taxes assessed against both land and buildings.

WITNESS our hands this the 4th day of December, 2015.

Sandra S. Ambrogi

Nancy Levy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Sandra S. Ambrogi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of his/her own free will for the purposes therein contained.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 4th day of December, 2015.

Notary Public

My Commission Expires: 9/20/17

JENNIFER D. STACEY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Nancy Levy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of his/her own free will for the purposes therein contained.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 4th day of December, 2015.

Jennifer D. Stacey
Notary Public



My Commission Expires: 9/20/17

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is 229,200.00.

Nancy Levy
Affiant

Sworn and subscribed before me on this the 4th day of December, 2015.

Jennifer D. Stacey
Notary Public



My Commission Expires: 9/20/17