Bill Garrett Davidson County
Batch# 34273 DEEDQC
12/07/2017 08:31:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20171207-0124714

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (BHS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM, SUBLEASE, AND CONVEYANCE OF CONDOMINIUM APARTMENT

Address New Owner(s)	Send Tax Bills To:	Map & Parcel(s)
Jeffrey D. Morris 2016 Trust Maxwell Joseph Morris and Dvora Leah Davidson, Co-Trustees 206 Cana Circle Nashville, TN 37205	Same	Map: 129-11-0-A Parcel: 206.00 CO Davidson County

WHEREAS, by that certain Resignation of Trustee and Appointment of Successor Co-Trustees dated November 22, 2017, Henrilynn Morris Zeitlin resigned as trustee of the Jeffrey D. Morris 2016 Trust (the "Trust") and appointed Maxwell Joseph Morris and Dvora Leah Davidson as successor co-trustees of the Trust.

NOW THEREFORE AND IN CONSIDERATION OF One Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, HENRILYNN MORRIS ZEITLIN as TRUSTEE OF THE JEFFREY D. MORRIS 2016 TRUST ("Grantor"), by these presents does hereby quitclaim, transfer, convey, and lease unto MAXWELL JOSEPH MORRIS and DVORA LEAH DAVIDSON as SUCCESSOR CO-TRUSTEES OF THE JEFFREY D. MORRIS 2016 TRUST (collectively, "Grantee"), their successors and assigns, all of her right, title, and interest in and to that certain condominium unit in Davidson County, State of Tennessee, described on Exhibit A hereto (the "Property").

This is improved property known as 206 Cana Circle, Nashville, Tennessee.

The description herein is the same as that contained in the prior instrument.

The Property is conveyed and leased subject to the following:

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

2. The terms and conditions of the 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 5961, page

657, Register's Office, Davidson County, Tennessee (the "Ground Lease").

3. Easements for Sanitary Sewer and/or Storm Easement of record in Book 4191, Page 157 and Book 6824, Page 870, Register's Office, Davidson County, Tennessee.

4. The Master Deed and Bylaws contained in instrument of record in Book 6042, Page 602, as amended in Book 6042, Page 650, Book 6071, Page 149, Book 6237, Page 660, Book 6519, Page 187, Book 7590, Page 273, Book 9269, Page 285, Instrument No. 20020109-0003376, and Instrument No. 20101228-0102374, Register's Office, Davidson County, Tennessee; all matters as shown on the plan of record in Book 5200, Page 529 and Book 5200, Page 455, Register's Office, Davidson County, Tennessee.

5. The effect of any failure to comply with the terms, covenants, and conditions of the sublease referred to herein.

6. Charter in Book 6076, Page 203, Register's Office, Davidson County, Tennessee.

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 unit 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 Grantor in the described condominium unit. By acceptance of this conveyance, Grantee agrees to, jointly with The Cloister Owners' Association, all obligations of Grantor under Grantor's Ground Lease, including payment of all real estate taxes assessed against both land and buildings.

This deed is exempt from recordation tax pursuant to Tennessee Code Annotated § 67-4-409(a)(2), and henceforth no oath of value is required pursuant to Tennessee Code Annotated § 67-4-409(a)(5).

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 5th day of December, 2017.

JEFFREY D. MORRIS 2016 TRUST:

Henrilynn Morris Zeitlin, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, HENRILYNN MORRIS ZEITLIN, the within named bargainor, 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 as Trustee of the Jeffrey D. Morris 2016 Trust for the purposes therein contained.

WITNESS my hand, at office, this 5th day of December, 2017.

Notary Public

My Commission Expires:

DEANNA PETERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires May 5, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $0.

Affiant

Sworn to and subscribed before me this 5th day of December, 2017.

Notary Public

My Commission Expires:

DEANNA PETERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires May 5, 2020

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 206, created under Title 66, Chapter 27, Section 101, et. seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Cloister at St. Henry, Phase 1A, of record in Book 6042, Page 602, as amended by Amendment to Master Deed of record in Book 6071, page 149, 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 Plan of Phase 1-A of Lot. No. 2, The Cloister at St. Henry, of record in Book 5200, page 529, which revised Plat Book 5200, page 455, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Henrilynn Morris Zeitlin, as Trustee of the Jeffery D. Morris 2016 Trust, by a Quitclaim, Sublease, and Conveyance of Condominium Apartment dated October 18, 2016, from Henrilynn Morris Zeitlin, as Trustee of the Jeffery D. Morris Trust UW Charlotte Ann Morris, of record at Instrument No. 20161101-0115418, Register's Office, Davidson County, Tennessee.

True Copy Certification

I, A. Danielle Burns, do hereby make oath that I am 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.

A. Danielle Burns
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lucretia Albert, a notary public for this county and state, A. Danielle Burns who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lucretia Albert
Notary's Signature

My Commission Expires: May 6, 2019
Notary' Seal (if on paper)

