PREPARED BY (AND RETURN TO):

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Karen Johnson Davidson County
Batch# 259598 DEEDWARR
07/19/2019 02:46:31 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190719-0071061

W & I Ref: (MJ) Title No: 60529

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
June S. Brown 202 Cana Circle Nashville, TN 37205	Churchill Mortgage Corporation 761 Old Hickory Blvd Suite 400 Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 129110A20200CO

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

FOR AND IN CONSIDERATION of the sum of **$237,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John J. Savary, sole heir-at-law of Elsa B Savary**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **June S. Brown**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, created upon a leasehold Estate, Being Unit No 202 of The Cloister at St. Henry, Phase 1 A of Lot No. 2, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 5200, page 529, revised in Book 5200, page 656, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Elsa B. Savary, an unmarried person, by Sublease and Conveyance of Condominium Apartment from David B. Herbert, Executor for the Estate of Eleanor E. Phillips, dated February 15, 2005 and recorded on February 18, 2005, of record in Inst. No. 20050218-0018580, Register's Office for Davidson County, Tennessee. The said Elsa B. Savary has since died. By Affidavit of Heirship of record in Inst. No. 20190719-0071060, Register's Office for Davidson County, Tennessee, John J. Savary was established as the heir at law of Elsa B. Savary.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2019, and subsequent years; The Plan of record in Book 5200, page 529 revised in Book 5200, page 656, said Register's Office, shows an owner's certificate, and easements to which plan reference is hereby made for a more complete description; Storm Water Detention Agreement of record in Book 6824, page 870, said Register's Office; Subject to an easement for sanitary sewers and/or storm drainage of record in Book 4191, page 157, said Register's Office; Subject to the terms and conditions of a Ground Lease by and between James D. Niedergeses, Bishop of the Dioceses of Nashville, and St. Henry's Property Development, Inc., of record in Book 5691, page 657, said Register's Office; Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances to the Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 20160824-0088443, said Register's Office;Subject to the provisions of the condominium Master Deed of record in Book 6042, page 602, amended in Book 6071, page 149, Book 6519, page 187, Book 6237, page 660, Book 7540, page 273, Book 9269, page 285, Instrument No. 20020109-0003376, Instrument No, 20101228-0102374, Instrument No. 20140219-0014189, Instrument No. 20180907-0088838, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal

Property Act and sets forth restrictions, assessments, liens and other matters, to which Master Deed reference is hereby made for more particulars

This is improved property, known as: 202 Cana Circle, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the condominium unit, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns for the term of the Ground Lease of record in Book 6208, page 137, Register's Office for Davidson County, Tennessee.

GRANTEE UNDERSTANDS that Grantor is not conveying the real estate upon which said unit is situated in fee simple and this conveyance is a conveyance of the condominium unit subject to the full term of the aforesaid Ground Lease and any extension thereof, and a conveyance by Grantor of all right title and interest of the Grantor in the described condominium unit. By acceptance of this conveyance, Grantee agrees to assume jointly with The Cloister Owner's Association, all obligations of the Grantor under the aforesaid Ground Lease, including payment of all real estate taxes assessed against both land and buildings. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS THE EXECUTION HEREOF this 15th day of July, 2019.

John J. Savary

John J. Savary

State of TENNESSEE

County of DAVIDSON

On this 15th day of July, 2019, before me the undersigned authority, personally appeared **John J. Savary** (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution of the same as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this Conveyance of the **Leasehold is Exempt from tax.**

Affiant

Sworn and subscribed before me this 15th day of July, 2019.

Notary Public

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022