THIS INSTRUMENT PREPARED BY:

Jeff M. Grissim
Attorney at Law
1222 17th Avenue S.
Nashville, TN 37212
(615) 321-3427

Karen Johnson Davidson County
Batch# 299987 DEEDWARR
10/11/2019 02:46:24 PM 5 pgs
Fees: $28.00 Taxes: $1,054.50
20191011-0104590

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL NO.:**
The Charles & Sally Wehby Living Trust 300 Cana Circle Nashville, TN 37205	Same As New Owner	129110A30000CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, REGINA ROSA RUBIN, EXECUTRIX OF THE ESTATE OF ANNA K. ROSA A/K/A ANN KING ROSA, joined by the sole heirs at law and sole beneficiaries under Will, Michael Rosa, Jr., Lisa Rosa Sargent, Regina Rosa Rubin and Marianne Rosa Whitaker, (the "Grantors"), have bargained, sold and leased, and by these presents do transfer, convey and lease unto CHARLES T. WEHBY AND SALLY J. WEHBY, Trustees for THE CHARLES & SALLY WEHBY LIVING TRUST DATED DECEMBER 17, 2014, (the "Grantees"), its successors and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 117R 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 ID, of record in Book 6933, page 927, as amended by instrument of record in Book 7404, page 766, 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 ID, attached as Exhibit "B" to said Master Deed for proper identification.

Being the same property conveyed to Michael R. Rosa and wife, Ann K. Rosa by Sub-Leasehold Interest conveyance from John D. Geny and wife, Vickie L. Geny of record in Book 8636, Page 421, dated May 21, 1992 and recorded May 28, 1992, Register's Office for Davidson County, Tennessee. The said Michael R. Rosa having since died February 15, 2011, thereby vesting the subject property in Ann K. Rosa as surviving tenant by the entirety. The said Ann K. Rosa a/k/a Ann King Rosa having since died testate, July 23, 2019 and by her Last Will and Testament filed as Docket No. 19P1570 in the Seventh Circuit for Davidson County, Tennessee Probate Court Clerk's Office for Davidson County, Tennessee, appointed her daughter, Regina Rosa Rubin, as Personal Representative and devisees under the Will are Michael Richard Rosa, Jr., Lisa Rosa Sargent, Regina Rosa Rubin and Marianne Rosa Whitaker. Ann King Rosa and Ann K. Rosa are one and the same person.

Being also known as 300 Cana Circle, Nashville, Tennessee 37205.

THIS SUBLEASE AND CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Provisions of Tennessee Code Annotated, Section 64-2701, 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, as amended by instrument of record in Book 7404, page 766, Register's Office for Davidson County, Tennessee, and by the Bylaws for The Cloister at St. Henry, recorded in Book 6042, page 650, Register's Office for Davidson County, Tennessee.

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

4. Matters shown on the Plan of Fifth Revision of The Cloister at St. Henry, Phase ID, of record in Book 6250, page 979, Register's Office for Davidson County, Tennessee.

5. Storm water Detention Agreement by and between St. Henry's Property Development, Inc., and The Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6862, page 384 , Register's Office for Davidson County, Tennessee.

6. Subject to 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., dated July 15, 1986, of record in Book 6922, page 282, Register's Office for Davidson County, Tennessee.

7. Non-Disturbance Agreement effective July 15, 1986, by and between James D. Niedergeses, Bishop of the Dioceses of Nashville and St. Henry's Property Development, Inc., of record in Book 7306, page 289, Register's Office for Davidson County, Tennessee.

8. Real estate taxes for 2019.

9. Subject to such other easements, covenants, conditions, reservations, leases and restrictions of record, all legal highways, all rights of way, all zoning, building and other laws, ordinances and regulations, all rights of tenants in possession, and all real estate assessments not yet due and payable.

THIS IS IMPROVED PROPERTY known as Unit 117R, 300 Cana Circle, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said condominium apartment, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, 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.

By acceptance of delivery of this instrument, the Grantees agree that this conveyance shall constitute both a sublease by Granters to Grantees of the above described condominium apartment for the full term of the Ground Lease and any extension thereof, and a conveyance by Granters of all right, title and interest of the Granters in the described condominium apartment. Grantees understand that Granters are not conveying the real estate in fee simple.

O. T. W.

Sw

WITNESS our signatures on this 10th day of October, 2019.

THE ESTATE OF ANNA K. ROSA A/K/A ANN KING ROSA

By: REGINA ROSA RUBIN, Executrix

MICHAEL ROSA, JR.,

LISA ROSA SARGENT

REGINA ROSA RUBIN

MARIANNE ROSA WHITAKER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of October, 2019, before me, the undersigned a Notary Public in and for said County and State, personally appeared **REGINA ROSA RUBIN, as Executrix**, to me known to be the person who executed the foregoing instrument in behalf of the **ESTATE OF ANNA K. ROSA A/K/A ANN KING ROSA**, and acknowledged that she executed the same as the free act and deed of the said **ESTATE OF ANNA K. ROSA A/K/A ANN KING ROSA.**

Witness my hand and seal at Nashville, Tennessee, this the 10th day of October, 2019.

Notary Public
My Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

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 ROSA, JR.**, 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 and official seal at Nashville, Tennessee, this 10th day of October, 2019.

Notary Public
My Commission Expires:

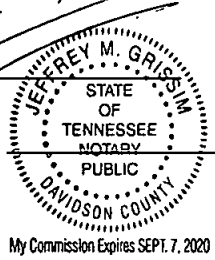
JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

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 **LISA ROSA SARGENT**, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of October, 2019.

Notary Public
My Commission Expires:

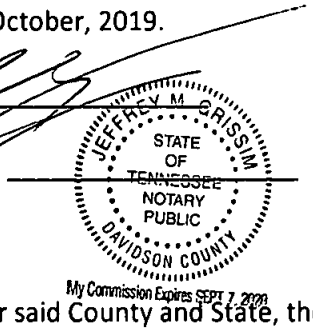


STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MARIANNE ROSA WHITAKER**, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of October, 2019.

Notary Public
My Commission Expires:

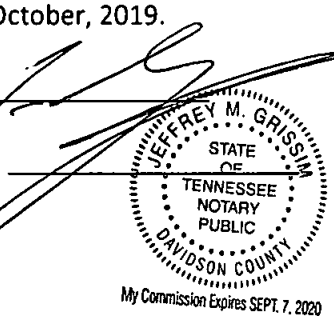


STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Regina Rosa Rubin**, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of October, 2019.

Notary Public
My Commission Expires:



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is 285,000.00.

Affiant

Subscribed and sworn to before me this 10th day of October, 2019.

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires SEPT. 7, 2020

My Commission Expires: _____

Return To:
Grissim Title & Escrow, LLC
1222 17th Avenue South
Nashville, TN 37212