TRANSFER DEED AND SUBLEASE

Karen Johnson Davidson County
Batch# 386498 DEEDWARR
04/16/2020 10:02:30 AM 4 pgs
Fees: $23.00 Taxes: $1,011.95
20200416-0039799

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 2/12/23
(AFFIX SEAL)

KAY CROSS NANCE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Belinda Davis Catanach and Robert Norman Catanach	Same	Parcel ID: 129 11 0A 271.00
(NAME) 271 Cana Circle	(NAME)	
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Alice Carpenter, an unmarried person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer, and convey and lease unto **Belinda Davis Catanach and Robert Norman Catanach, wife and husband**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, including all leasehold rights and interests, and additional interests in the fee, described as follows, to-wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 92-R, as shown on the Condominium Site Plan for The Cloister at St. Henry, Phase ID, filed as Exhibit A to and established by the Master Deed of record in Book 6933, Page 927 and amended in Book 7404, Page 766, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description.

Being the same property, as to the leasehold interest, conveyed to ALICE CARPENTER by Sublease and Conveyance of Condominium Apartment from ELBERTA A. PRITCHET, AN UN-REMARRIED WIDOW AND SUSAN ELBERTA PRITCHETTNKA SUSAN ELBERTA PRITCHETT ALLISON, AN UNREMARRIED WIDOW, dated 09/30/2010 and filed for record on 10/06/2010 in Instrument 20101006-0080039, Register's Office for DAVIDSON County, Tennessee, as to a leasehold interest.

Being the same property, as to an additional interest in the fee, restricted as set out below, conveyed to ALICE CARPENTER by Warranty Deed from ST. HENRY'S PROPERTY DEVELOPMENT,

INC. dated 3/15/2011, and recorded 03/18/2011, as Instrument No. 20110318-0021444, in the Register's Office for Davison County, Tennessee.

Being also the same property conveyed to ST. HENRY'S PROPERTY DEVELOPMENT INC. by Deed from MOST REVEREND DAVID R. CHOBY, BISHOP OF THE CATHOLIC DIOCESE OF NASHVILLE AS TRUSTEE, dated 12/17/2010 and filed for record on 12/22/2010 in Instrument 201012220101678, Register's Office for DAVIDSON County, Tennessee.

Grantor and Grantee intend that the vesting of both the Leasehold Interest (as defined in the Declaration) in a Leasehold Unit (as defined in the Declaration) and the fee simple interest in the corresponding Unit (as defined in the Declaration) in the same person(s) 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 repect t that Unit.

This conveyance is subject to all eaements, resttrictive covenants and conditions and other matters of record, including all items set out in any applicable plat of record, and including, but not limited to, the St. Henry's Property Development, Inc. Ground Lease(s) of record, beginning in Book 5961 page 657, in the Register's Office for Davidson County,, Tennessee, including any amendments of extensions thereof, the Declaration of Restrictions, Covenants and Easements for the Cloister at St. Henry of record as Instrument No. 20101228-0102374, and the leasehold interest of the current owner/occupants of the unit.

This conveyance is subject to the By-Laws of record at Book 6042, page 650, as amended at Book 6519, page 187, Book 7590, page 273, Book 9269, page 285, and Instrument No 20020109-0003376, in the Register's Office for Davidson County, Tenenssee.

This conveyance also subject to the provisions of the Tennessee Condominium Act of 2008, T.C.A. Section 66-27-201, et. seq.

unimproved ☐
This is improved ☒ property, known as 271 Cana Circle, Nashville, TN 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 forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

GRANTEE understands that Grantor is not conveying the real estate in fees simple and that this conveyance is both a sublease by the full term of said 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, Garntee agrees to assume jointly with the The Cloister Owners' Association all obligations of the Grantor under Grantor's Ground lease, including Payment of all real estate taxes assessed against both land and buildings.

Witness our hands this 14th day of April, 2020.

Alice Carpenter

Alice Carpenter

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Alice Carpenter, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of April, 2020.

Notary Public

My Commission Expires: _____

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

(SEAL)

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

Sheri Engel

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY