WARRANTY DEED

FILE BOX 19B

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $241,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st day of June, 2005

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 06/02/05 15:46 2 pgs
Fees:13.00 Taxes:891.70

20050602-0062754

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
ALONA F. EZELL (NAME)	**"NEW OWNER"** (NAME)	103-16-0-A
3901 West End Avenue #701 (ADDRESS)	(ADDRESS)	011.00CO
Nashville, TN, 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **JACOB MAY, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ALONA F. EZELL, UNMARRIED**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Unit No. 701, on the Plan of 2nd Revised Plan of Rokeby Condominium Apartments, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Book 4829, Page 179, in Book 7399, Page 814, and in Book 9828, Page 213, 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 of Rokeby Condominium Apartments, of record in Book 5050, Page 16, amended by the Plan of the 7th Floor Rokeby Condominium Apartments in Plat Book 5060, Page 156, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to JACOB MAY, UNMARRIED, by Deed from FRANCES B. BEARDON, UNMARRIED, of record in Instrument No. 20030428-0056581, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of , of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of **JACOB MAY** pursuant to a Power of Attorney executed by same on the 31st day of May, 2005, and being filed for record in Instrument No. 20050602-00627, and being recorded simultaneously herewith.

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BEING unimproved ☐
Improved ☒ property known as: 3901 West End Avenue #701, Nashville, TN, 37205.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

WITNESS WHEREOF, my hand, this 1st day of June, 2005

Jacob May
by Leon May
Atty. in fact

JACOB MAY

STATE OF Tennessee
COUNTY OF Davidson

On this 1st day of June, 2005, before me personally appeared **Leon May**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf **of Jacob May**, and acknowledged that he executed the same as the free act and deed of the said Jacob May.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of June, 2005.

My Commission Expires:

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008