WARRANTY DEED

FILE BOX 19B
05-08-023-J

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Barbara Cohen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th day of September, 2005

Notary Public

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

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 09/16/05 16:24 2 pgs
Fees:13.00 Taxes:1017.50

20050916-0111797

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
BARBARA COHEN, UNMARRIED	"NEW OWNER"	103-16-0-A
(NAME) 3901 West End Ave. #201	(NAME)	32.00CO
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(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, **PEGGY D. SMIRNOW, UNMARRIED and LYNN SMIRNOW FRITZ TRUSTEE AND FRITZ REVOKABLE LIVING TRUST**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BARBARA COHEN, 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:

Unit no. 201 of Rokeby, a Condominium or horizontal property regime established by Master Deed of record in Book 4829, Page 138, Register's Office for Davidson County, Tennessee, as amended in Book 4983, Page 98, and Book 5096, Page 409, said Register's Office; and shown on a "2nd Revised Plan" of record in Book 5050, Page 16, said Register's Office. The said Unit is more fully depicted on the Plan of the 2nd floor of Rokeby of record in Book 5060, Page 105, said Register's Office.

Together with each and all of the rights, privileges, and appurtenances thereunto belongings, as set forth in the said Master Deed and By-Laws, including without limitation such Unit's undivided percentage interest in the land and common elements, and its interest in any appurtenant limited common elements shown on the said Plan of record in Book 5060, Page 105, said Register's Office. Parking Space No. 23 shown on the said "2nd Revised Plan" of record in Book 5050, Page 16, said Register's Office, is expressly assigned as a limited common element to said Unit.

Subject, however, to all of the provisions, conditions, restrictions, burdens and undertakings contained in the said Master Deed, the Plan, as amended, and the By-Laws, all of which the Grantee does assume and agree to observe and perform, including, but not limited to, the payment of assessments.

BEING all the same property conveyed to EDWIN SMIRNOW AND WIFE, BETTYE ANNE SMIRNOW, by deed from THE ROKEBY CORPORATION of record in Book 5288, Page 62, said Register's Office. Bettye Smirnow has since died and Edwin Smirnow became vested with title as surviving tenant by the entireties. Subsequently, Edwin Smirnow having re-married and vonveyed a one-half (1/2) undivided interest to Peggy D. Smirnow, subject to a life estate in Edwin Smirnow, and a life estate to Peggy D. Smirnow of (1)'s one-half undivided interest by deed of record in Book 7101, Page 453, said Register's Office. Edwin Smirnow having since died testate 3/25/99 and his interest was conveyed to Lynn S. Fritz by deed from Peggy D. Smirnow and Lynn s. Fritz, being the Co-Executors of the Estate of Edwin Smirnow, deceased, in accordance with his Last Will and Testament of record in Book 11619, Page 487, said Register's Office. Lynn S. Fritz then having transferred her one-half (1/2) undivided interest to Lynn Smirnow Fritz, Trustee of the Lynn Smirnow Fritz Revocable Living Trust U/D/T dated November 28, 1994 by deed of record in Book 11619, Page 485, said Register's Office.

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 The Rokeby, 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.

(*)

BEING unimproved ☐
Improved ☒ property known as: 3901 West End Ave. #201, 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 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 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, our hands, this 14th day of September, 2005.

Peggy D. Smirnow
PEGGY D. SMIRNOW

BY: Teri Raymon Sogol
TERI RAYMON SOGOL, ATTORNEY-IN-FACT

LYNN SMORNOW FRITZ, TRUSTEE OF THE LYNN SMIRNOW FRITZ REVOCABLE LIVING TRUST U/D/T DATED NOVEMBER 28, 1994

BY: Lynn Smirnow Fritz
LYNN SMIRNOW FRITZ, TRUSTEE

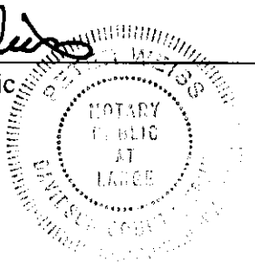
STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **PEGGY D. SMIRNOW, UNMARRIED and LYNN SMIRNOW FRITZ TRUSTEE AND FRITZ REVOKABLE LIVING TRUST**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they\ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 14th day of September, 2005.

My Commission Expires: 03/31/07

Notary Public



(*) THIS instrument is being executed in behalf of PEGGY SMIRNOW pursuant to a Power of Attorney executed by same on the 19th day of November, 2001, and is filed of record in Instrument No. 20050805-0092820, said Register's Office for Davidson County, Tennessee.