# WARRANTY DEED

FILE BOX 19B
06-06-007-D

State of Tennessee )
County of Davidson )

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,015,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th day of July, 2006

Notary Public

My Commission Expires: 5/24/08 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/19/06 10:44 2 pgs
Fees:13.00 Taxes:3755.50
20060719-0086973

DAVIDSON COUNTY PUBLIC NOTARY TENNESSEE STATE OF SUSAN B. EVANS

**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 |
|---|---|---|
| **ALTON ROSS AND WANDA ROSS** | " NEW OWNER " | 103-12-0-G |
| (NAME) 4000 West End Avenue #104 | (NAME) | 104.00CO |
| (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, **STANLEY BERNARD AND WIFE, ADELL BERNARD**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ALTON ROSS AND WIFE, WANDA ROSS**, 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. 104, on the Plan of The Jacksonian 4000 Condominiums, 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 Instrument No. 20020208-0017172, 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 The Jacksonian 4000 Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Unit 104 and the parking spaces and storage area designated and assigned to Unit 104 on the Plan of the Jacksonian 4000 Condominiums as described to Exhibit "B" to the Master Deed of the Jacksonian 4000 Condominiums of record in Instrument No. 20020208-0017172, Register's Office for Davidson County, Tennessee to which instrument reference is made for a complete legal description.

BEING the same property conveyed to STANLEY BERNARD AND WIFE, ADELL BERNARD, by Deed from JACKSONIAN-TRINITY, A TENNESSEE GENERAL PARTNERSHIP A/F/K/A JACKSON-TRINITY, A TENNESSEE GENERAL PARTNERSHIP, dated 2-25-02, of record in Instrument No. 20020322-0035640, 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 The Jacksonian 4000 Condominiums, 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 **STANLEY BERNARD** pursuant to a Power of Attorney executed by same on the 26th day of September, 2005, and being filed of record in Instrument No. 20060613-0070186, Register's Office for Davidson County.

THIS instrument is being executed in behalf of **ADELL ROBINSON BERNARD** pursuant to a Power of Attorney executed by same on the 26th day of September, 2005, and being filed of record in Instrument No. 20060613-0070185, Register's Office for Davidson County.

BEING unimproved ☐
Improved ☒ property known as: 4000 West End Avenue #104, 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 July, 2006

**STANLEY BERNARD**

**By:**_____
STANLEY BERNARD, JR., ATTORNEY-IN-FACT

**By:** Joni Bernard Meiselman
JONI BERNARD MEISELMAN, ATTORNEY-IN-FACT

**ADELL BERNARD**

**By:**_____
STANLEY BERNARD, JR., ATTORNEY-IN-FACT

**By:** Joni Bernard Meiselman
JONI BERNARD MEISELMAN, ATTORNEY-IN-FACT

STATE OF NEW JERSEY )
COUNTY OF SOMERSET )

On this 8th day of July, 2006, before me personally appeared **STANLEY BERNARD, JR.**, 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 **STANLEY BERNARD AND WIFE, ADELL ROBINSON BERNARD**, and acknowledged that he executed the same as the free act and deed of the said STANLEY BERNARD AND WIFE, ADELL ROBINSON BERNARD.

Witness my hand and official seal at Far Hills, New Jersey, this 8th day of July, 2006.

My Commission Expires: _____

Notary Public

ANNETTE F. MALANGA
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Sept. 23, 2008

STATE OF FLORIDA )
COUNTY OF BROWARD )

On this 10 day of July, 2006, before me personally appeared **JONI BERNARD MEISELMAN**, 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 **STANLEY BERNARD AND WIFE, ADELL ROBINSON BERNARD**, and acknowledged that he executed the same as the free act and deed of the said STANLEY BERNARD AND WIFE, ADELL ROBINSON BERNARD.

Witness my hand and official seal at Bay Harbor Island, Florida, this 10 day of July, 2006.

My Commission Expires: 2-15-2009

NANCY GOLDRING
MY COMMISSION # DD 488060
EXPIRES: February 15, 2009
Bonded Thru Budget Notary Services

Notary Public