WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Alison L Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF AUGUST, 2006.

Kathy Snider
Notary Public

MY COMMISSION EXPIRES: SEE NOTARY PUBLIC (AFFIX SEAL)

KATHY SNIDER NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE My Commission Expires May 22, 2010

Davidson County DEEDWARR
Recvd: 08/04/06 11:02 2 pgs
Fees:13.00 Taxes:1147.00

20060804-0095640

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PWU Rokeby, LLC	PWU Rokeby, LLC	Map 103-16-A
(NAME) 3901 West End Avenue Unit 307	(NAME) 3901 West End Avenue Unit 307	Parcel 41 CO
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GERTRUDE L. LIGON, A WIDOW**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PWU ROKEBY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, 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. 306 and Parking Space No. 57 of Rokeby, a condominium, a horizontal property regime established by Master Deed of record in Book 4829, page 138, as amended in Book 4983, page 98, Book 5096, page 409, Book 5459, page 179, Book 5060, page 135, Book 7399, page 814, Book 9828, page 213, Instrument #20060110-0003792, Instrument #20060717-0085390 and Instrument #20060724-0089036, and shown on a "2nd Revised Plan of record in Book 5050, page 16, Register's Office for Davidson County, Tennessee; together with the rights, privileges and appurtenances thereunto belonging, as set forth in the said Master Deed and Bylaws, 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 said Plan of record in Book 5060, page 135, said Register's Office. Parking Space No. 33 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.

Being the same property conveyed to Wister H. Ligon and wife, Gertrude L. Ligon, by deed from the Rokeby Corporation of record in Book 5155, page 900, said Register's Office. Wister H. Ligon has since died vesting title solely in Gertrude L. Ligon.

This conveyance is subject to (a) 2006 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 5050, page 16 and Book 5060, page 135, said Register's Office; and (c) Master Deed and Bylaws of record in Book 4829, page 138, Book 4983, page 98, Book 5096, page 409, Book 5459, page 179, Book 5060, page 135, Book 7399, page 814, Book 9828, page 213, Instrument #20060110-0003792, Instrument #20060717-0085390 and Instrument #20060724-0089036, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3901 West End Avenue Unit 306, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, 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.

Witness my hand this 3rd day of August, 2006.

Gertrude L. Ligon

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 Gertrude L. Ligon, the bargainor, 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 3rd day of August, 2006.

Commission expires:



Notary Public