313
Gullett
JRAY

Davidson County DEEDWARR
Recvd: 08/16/06 10:25 3 pgs
Fees:18.00 Taxes:1309.80
20060816-0100825

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $354,000.00. **Affiant** Subscribed and sworn to before me, this 15 day of August, 2006. Notary Public My Commission Expires: ~~My Commission Expires JAN. 27, 2007~~

WESLEY D. TURNER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

Address New Owner As Follows: Jacob May 3901 West End Avenue, #801 Nashville, TN 37205	Send Tax Bills To: SAME	Map-Parcel Number: 103-16-0-A 013.00CO 26W 09295

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFFREY MOBLEY, SUCCESSOR TRUSTEE OF ELAINE P. ROTHBERG LIVING TRUST ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF ELAINE P. ROTHBERG, DATED AUGUST 6, 1999 AND JEFFREY MOBLEY, EXECUTOR OF THE WILL OF ELAINE P. ROTHBERG, deceased, AND RICHARD ROTHBERG, individually** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JACOB MAY**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land lying in Davidson County, Tennessee, more particularly described as follows:

Unit No. 801 of Rokeby, a condominium or horizontal property regime established by Amended Master Deed Condominium of record in Book 5096, page 409, and shown on a "2nd Revised Plan" of record in Book 5050, page 16, said Register's Office, to which plans reference is hereby made for a more complete description, together with Parking Space No. 25, a limited common element thereto.

Being the same property conveyed to Abe Rothberg and wife, Elaine Pear Rothberg, by Warranty Deed from John H. Noel III and wife, Karen Dunn Noel, of record in Book 5414, page 672, Register's Office for Davidson County, Tennessee. Abe Rothberg having since died. By Quitclaim Deed of record in Book 10163, page 47, Register's Office for Davidson County, Tennessee, Elaine P. Rothberg, unmarried, conveyed all right, title and interest in subject property to Elaine P. Rothberg, Trustee of the Elaine P. Rothberg Living Trust established by the Revocable Trust Agreement of Elaine P. Rothberg dated August 6, 1996. The said Elaine P. Rothberg having since died and her will filed under Docket No. 06P-832 appoints Jeffrey Mobley, Executor of her estate.

This conveyance is made subject to:

1. 2006 taxes, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Master Deed establishing a Horizontal Property Regime of record in Book 4829, page 138, as amended at Book 4983, page 98, at Book 5096, page 409, and at Book 7399, page 814, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 5050, page 16, Register's Office for said County, as amended at Book 5060, page 157, Register's Office for said County.

4. Rights of others in and to the common elements.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is improved property known as 3901 West End Avenue, #801, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and I covenant with the said Grantee 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 15th day of August, 2006.

ELAINE P. ROTHBERG LIVING TRUST ESTABLISHED BY REVOCABLE TRUST AGREEMENT OF ELAINE P. ROTHBERG, DATED AUGUST 6, 1996.

By: _____
Jeffrey Mobley, Successor Trustee

ESTATE OF ELAINE P. ROTHBERG

By: _____
Jeffrey Mobley, Executor

_____
Richard Rothberg

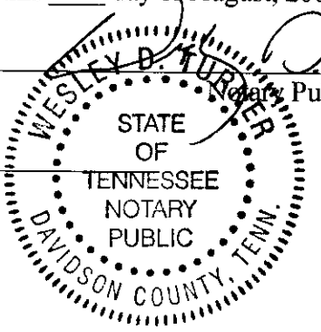
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JEFFREY MOBLEY, SUCCESSOR TRUSTEE**,with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15 day of August, 2006.

Notary Public

My Commission Expires: _____



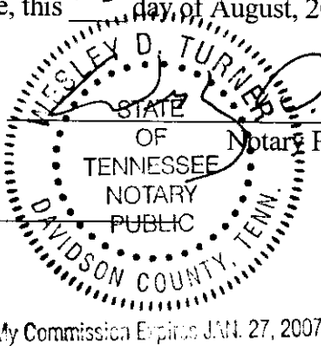
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JEFFREY MOBLEY, EXECUTOR**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15 day of August, 2006.

Notary Public

My Commission Expires: _____



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RICHARD ROTHBERG**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15 day of August, 2006.

Notary Public

My Commission Expires: _____

