THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11050481** BILL GARRETT, Davidson County Trans:T20110032895 DEEDWARR Recvd: 06/02/11 13:11 2 pgs Fees:13.00 Taxes:7955.00 20110602-0042237	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,150,000.00. Affiant Subscribed and sworn to before me, this 1st day of June, 2011. Notary Public My Commission Expires: My Commission Expires July 8, 2013 JAMES T. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: LTD & W, LLC 138 Second Avenue North Suite 200 Nashville TN 37201	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103160A02100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David D. Dortch, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **LTD & W, LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 1201 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 the "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 12th floor of Rokeby of record in Book 5060, Page 66, said Register's Office.

Being the same property conveyed to David D. Dortch and Wife, Ruth W. Dortch, as joint tenants with right of survivorship by General Warranty Deed from Jacob May, an individual, recorded on the 18th day of October, 2002 in Instrument No. 20021018-0128428, in the Register's Office of Davidson County, Tennessee. Ruth W. Dortch having died June 29, 2007, Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROKEBY, as recorded in Plat Book 5050, Page 16, as amended in Plat Book 5060, Page 66.

Terms and provisions of by-Laws recorded in Book 5096, Page 421, as amended in Book 5459, Page 179 and Instrument No. 20060110-0003792.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or

incorporated by reference into the Master Deed establishing ROKEBY Condominium of record in Book 4829, Page 138 , as amended by instrument(s) of record in Book 4983, Page 98, Book 5096, Page 409, Book 5459, Page 179, Book 7399, Page 814, Book 9828, Page 213 and Instrument No. 20060717-0085390 as refiled in Instrument No. 20060724-0089036; also subject to easements, rights and interests 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.

This is improved property located at 3901 West End Avenue Unit #1201 Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of June, 2011.

David D. Dortch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David D. Dortch, 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 1st day of June, 2011.

Notary Public
My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2013