BILL GARRETT, Davidson County
Trans:T20110033829 DEEDWARR
Recvd: 06/06/11 15:19 3 pgs
Fees:18.00 Taxes:1036.00
20110606-0043329

Box 44

**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

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of June, 2011.

Notary Public

My Commission Expires: _____

| Address New Owner As Follows: | Send Tax Bills To: | Map-Parcel Number: |
|---|---|---|
| Ward J. Mallory and wife,<br>Peggy Thomas Mallory<br>3901 West End Avenue, #105<br>Nashville, TN 37205 | SAME | 103-16-0A022.00CO |

# 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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GEORGE V. CRAWFORD, JR., TRUSTEE, with full power to grant, bargain, mortgage and convey without the joinder of any beneficiary** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **WARD J. MALLORY AND WIFE, PEGGY THOMAS MALLORY**, as joint tenants with the right of survivorship, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 105 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; Book 5096, page 409; Book 7399, page 814; Book 9828, page 213 and Instrument No. 20060717-0085390, and re-recorded at Instrument No. 20060724-0089036, Register's Office for Davidson County, Tennessee, and as shown on a "2nd Revised Plan" of record in Book 5050, page 16, said Register's Office. The said Unit is more depicted on the Plan of the 1st Floor of Rokeby of record in Book 5060, page 100, Register's Office for Davidson County, Tennessee.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the said Master Deed and By-Laws, including without limitation of such Unit's undivided percentage interest in the land and common elements, and its interest in any appurtenant limited elements shown on the said Plan of record in Book 5050, page 100, said Register's Office. Parking Space No. 18 shown on said "2nd Revised Plan" of record in Book 5050, page 16, Register's Office for said County, is expressly assigned as a limited common element to said Unit.

Being the same property conveyed to George V. Crawford, Jr., Trustee with full power to grant, bargain, mortgage and convey without the joinder of any beneficiary by deed from Paula Davis Leachman and Michael H. Handy, Executors of the estate of Lucille C. Handy, deceased, of record at Instrument No. 20100602-0042256, Register's Office for Davidson County, Tennessee..

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

This conveyance is made subject to:

1. 2011 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree 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 and By-Laws establishing a Horizontal Property Regime of Rokeby Condominium Condominiums, of record in Book 4829, page 138, as amended in 4983, page 98; Book 5096, page 409; Book 5459, page 179; Book 7399, page 814; Book 9828, page 213, Instrument No. 20060110-0003792 and at 20060717-0085390 and re-recorded at 20060724-0089036, Register's Office for said County.

3. Matters shown on the Plan of record in Book 5050, page 16 and Book 5060, page 100, Register's Office for Davidson County, Tennessee.

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

This is improved property known as: 3901 West End Avenue, #105 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 Grantees, their heirs and assigns, forever; and I covenant with the said Grantees 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 Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

**WITNESS** my hand this 6th day of June, 2010.

George V. Crawford, Jr., Trustee

STATE OF TENNESSEE )
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GEORGE V. CRAWFORD, JR., TRUSTEE**, 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 6th day of June, 2011.




Notary Public

My Commission Expires: 1/6/14