WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/18/13 11:46 2 pgs
Fees:13.00 Taxes:721.50
20130318-0026520

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

13-02-014

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Sandra Gordon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th day of March, 2013

Notary Public

My Commission Expires: 09/09/14 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
SANDRA GORDON (NAME)	SAME (NAME)	103-16-A-
3901 West End Avenue #901 (ADDRESS)	(ADDRESS)	28.00CO
Nashville, TN 37205 (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, **BETTY KIRSHNER, A WIDOW NOW UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SANDRA GORDON, A WIDOW NOW UNMARRIED,** 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:

A certain condominium apartment in Davidson County, Tennessee being Unit No. 901 on the Plan of 9th Floor Rokeby Condominium Apartments of record in Book 4675, page 126 and amended in Book 4860, page 71; Book 5050, page 16 and Book 5060, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Also being conveyed and transferred to Grantee is Parking Space No. 24, a limited common element as shown on the 2nd Revised Plan of the "Rokeby" of record in Book 5050, page 16, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Betty Kirshner by Deed from Allison G. Lucas, unmarried, dated October 31, 2003 of record in Instrument No. 20031104-0161702, 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 Rokeby, 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 persuant to a Power of Attorney executed by same on the 15th day of March, 2013, and being filed for record in Instrument No. 20130318-0026519, and being recorded simultaneously herewith.

BEING unimproved ☐
Improved ☒ property known as: **3901 West End Avenue #901, 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, hands, this 15th day of March, 2013

BETTY KIRSHNER BY HOWARD KIRSHENER, ATTORNEY IN FACT

STATE OF Tennessee
COUNTY OF Davidson

STATE OF Tennessee
COUNTY OF Davidson

On this 15th day of March, 2013, before me personally appeared HOWARD KIRSHNER, 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 BETTY KIRSHNER, and acknowledged that he executed the same as the free act and deed of the said BETTY KIRSHNER.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of March, 2013.

My Commission Expires: 09/09/14

Notary Public

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

FROM: BETTY KIRSHNER
TO: SANDRA GORDON

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.
2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.
3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

HOWARD KIRSHNER, AFFIANT

Sworn to and subscribed before me this 15th day of March, 2013.

My Commission Expires: 09/09/14

Notary Public

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Peter Weiss

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Peter Weiss who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 09/09/14

Notary Public

DEE FILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON