BILL GARRETT, Davidson County
Trans:T20130036241 DEEDWARR
Recvd: 05/01/13 16:16 4 pgs
Fees:23.00 Taxes:2497.50
20130501-0043908

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $675,000.00. Affiant Subscribed and sworn to before me, this 1st day of May, 2013. Notary Public My Commission Expires:

GEORGE E. MOTTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Bruce D. Zeitlin, Trustee 3901 West End Avenue #707 & #708 Nashville, TN 37205	SAME	Unit 707-103160A01200CO Unit 708-103160A07100CO

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, **J. FRED PILKERTON AND WIFE, MARY KNOX PILKERTON**, hereinafter called the Grantors, have bargained and sold, and by these

presents does transfer and convey unto **BRUCE D. ZEITLIN, TRUSTEE of the Shirley A. Zeitlin Qualified Personal Residence Trust U/A dated January 24, 2007**, with full power to sell, mortgage, lease, convey or otherwise alienate without the joinder of any beneficiary, hereinafter called the Grantee, his 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. 707 & 708 of Rokeby, a Condominium a 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 5459, page 179; Book 7399, page 814 and in Book 9828, page 213, said Register's Office; and shown on a "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 7th Floor of Rokeby, of record in Book 5060, page 156, said Register's Office.

Together with each and all of the right, privileges, and appurtenances thereunto belonging, as set forth in the said Master Deed and By-Laws, 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 156, said Register's Office. Parking Space No. 37 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. Said Parking Space 37 has been designated as the Parking Space attributable to said Unit pursuant to a swap with another owner of the Parking Space 71 previously designated for this Unit, which swap was shown on the records of Rokeby, a Condominium. Parking Space No. 38 has been designated as the Parking Space attributable to said Unit 708 as shown on the records of Rokeby, a Condominium.

Being the same property conveyed to J. Fred Pilkerton and wife, Mary Knox B. Pilkerton by deed from George V. Crawford, Jr., Ttrustee, under a certain trust agreement dated June 29, 2001, with full power to sell, grant options, convey, mortgage, encumber and contract without joinder of the beneficiaries of record in Instrument No. 20030122-0009222, Register's Office for Davidson County, Tennessee, as to Unit 707 and J. Fred Pilkerton and wife, Mary Knox Pilkerton by deed from A. Harrison Johnson, Jr., as Trustee, of record in Book 10118, page 444, said Register's Office, as to Unit 708.

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. 2013 taxes, a lien not yet due and payable, 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 Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 5050, page 16 and Book 5060, page 156, Register's Office for Davidson County, Tennessee.

3. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, 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 buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and ByLaws establishing a Horizontal Property Regime of Condominiums, of record in Book 4829, page 138, as amended in Book 4983, page 98; Book 5096, page 409; Book 5459, page 179; and By-Laws amended at Instrument No. 20060110-003792, said Register's Office; Book 7399, page 814; Book 9828, page 213, and at Instrument No. 20060717-0085390, as corrected at Instrument No. 20060724-0089036, Register's Office for said County.

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

This is improved property known as: 3901 West End Avenue #707 & #708, 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 we covenant with the said Grantee 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 further covenant and bind ourselves, our 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 1st day of May, 2013.

J. Fred . Pilkerton

Mary Knox Pilkerton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **J. FRED PILKERTON,** 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 1st day of May, 2013.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 1st day of May, 2013.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015