[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.] 26b
Frank M. Berklacich, MD	New Owner	Map and Parcel
3901 Harding Road, Apt. 502		103-16A- 8-16
Nashville, TN 37205		14410

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Stephen C. Small, Executor of the Estate of Eleanor Bloch Small, Stephen C. Small, individually and Jerome K. Small, Jr.** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Frank M. Berklacich, MD** (The "Grantee"), his heirs and/or assigns a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

A lot or parcel of land in West Nashville, Davidson County, Tennessee, described as follows:

Unit No. 502 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 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 5th Floor of Rokeby of record in Book 5060, page 144, said Register's Office.

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 such Unit's undivided percentage interest in the land and common elements, and its interest in said Plan of record in Book 5060, page 144, said Register's Office. Parking Space No. 26 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 to said Unit.

Being the same property conveyed to Jerome K. Small and wife, Eleanor B. Small by Warranty Deed from The Rokeby Corporation of record in Book 5331, page 436, said Register's Office for Davidson County, Tennessee. Jerome K. Small has since died and subsequent to his death Eleanor B. Small died on February 7, 2013 and her estate has been in the Probate Court of Davidson County, Tennessee, Case No. 13P285. Upon the death of Eleanor B. Small the interest in and to the property was conveyed to Stephen C. Small and Jerome K. Small, Jr. as the sole surviving heirs. Stephen C. Small was appointed Executor of the Estate of Eleanor B. Small and is executing this deed to convey the interest of the Estate, if any, in the above described real property. Also including the parking space conveyed to Eleanor B. Small by Quitclaim Deed of Exchange from Shepard Schwartz of record in Book 8883, page 6, said Register's Office for Davidson County, Tennessee.

Subject, however, to all of the provisions, conditions, restrictions, burdens and undertakings contained in the said Master Deed, the Plan, as amended, and the By-Laws, all of which the Grantee does assume and agree to observe and perform, including, but not limited to, the payment of assessments.

This is improved real property commonly known as 3901 Harding Road, #502, Nashville, TN 37205.

BILL GARRETT, Davidson County
Trans:T20130043615 DEEDWARR
Recvd: 05/24/13 09:51 3 pgs
Fees:18.00 Taxes:1045.25
20130524-0052678

This conveyance is subject to the following:

1. Taxes for the year 2013 and subsequent years.
2. Any and all matters appearing on the Plan of record in Book 5060, page 16 and is more fully depicted of record in Book 5060, page 144, said Register's Office for Davidson, County, Tennessee.
3. 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.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $282,500.00.

Affiant

Subscribed and sworn to before me this 23rd day of May, 2013.

Notary Public

My commission expires: 1-24-15

STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and/or assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above. And Grantors do further covenant and bind their heirs and/or assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and/or assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 23rd day of ~~April~~ May 2013.

The Estate of Eleanor Bloch Small

By: _____, Executor
Stephen C. Small, Executor

_____
Stephen C. Small, individually

_____
Jerome K. Small, Jr., individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Stephen C. Small with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executor of the Estate of Eleanor Bloch Small and that he as such Executor executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by himself as Executor.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of April, 2013.

NOTARY PUBLIC

My Commission Expires: 1-24-15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Stephen C. Small with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of April, 2013.

NOTARY PUBLIC

My Commission Expires: 1-24-15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Jerome K. Small, Jr. with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of April, 2013.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires MAY 6, 2013