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Box 44

BILL GARRETT, Davidson County
Trans:T20140014174 DEEDWARR
Recvd: 02/28/14 13:46 3 pgs
Fees:18.00 Taxes:740.00
20140228-0017422

THIS INSTRUMENT PREPARED BY: JACK W. ROBINSON, 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 $200,000.00. Affiant Subscribed and sworn to before me, this 28th day of February, 2014. Notary Public My Commission Expires: 9-22-2015

Address New Owner As Follows: Newman Arndt 3901 West End Avenue, #305 Nashville, TN 37205	Send Tax Bills To: New Owner	Map-Parcel Number: 103-16-0A-043.00-CO

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 Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Carlos R. Owens and wife, Myrtice J. Owens**, hereinafter called the Grantors, have bargained and sold, and by these presents do

transfer and convey unto **Newman Arndt**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of property in Davidson County, Tennessee, described as follows:

Property in Davidson County, Tennessee, being, Unit No. 305 on the Plan of Rokeby, a Condominium, as of record in Plat Book 5050, page 16, as more fully shown on the Plan of the 3rd Floor of record in Plat Book 5060, page 135, Register's Office for said County, to which plan reference is made for a complete description, together with parking space No. 20.

Being the same property conveyed to Carlos R. Owens and wife, Myrtice J. Owens, by deed from Ashley B. Woods, an unmarried person, of record in Instrument No. 20030422-0052765, dated April 17, 2003, said Register's Office.

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. 2014 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 Plat Book 5050, page 16 and amended in Plat Book 5060, page 135, said Register's Office.

3. The premises herein 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 Bylaws for the administration thereof; and is 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 property embracing the regime and buildings thereon; and is also subject to all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and Bylaws establishing a Horizontal Property Regime of Rokeby Condominiums, of record in Book 4829, page 138 and amended in Book 4893, page 98, Book 5096, page 409, Book 5459, page 179, Book 7399, page 814, Book 9828, page 213, Instrument No. 20060717-0085390 and rerecorded in Instrument No. 20060724-0089036, Register's Office for said County.

4. Assessments set out in Master Deed for Rokeby, a Condominium, of record in Book 4829, page 138, and amended in Book 5096, page 409 and Book 9828, page 213, said Register's Office.

5. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **3901 West End Avenue #305, Nashville, TN 37205.**

TO HAVE AND TO HOLD the said tract or parcel of property, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said property in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantors further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said property to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 28th day of February, 2014.

Carlos R. Owens

Myrtice J. Owens

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carlos R. Owens and Myrtice J. Owens, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of February, 2014

(Seal)

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

My Commission Expires: 9-22-2015

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