THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Suite 203A** **Nashville, TN 37215** **CRT File No. 14040647** BILL GARRETT, Davidson County Trans:T20140033992 DEEDWARR Recvd: 05/15/14 13:59 2 pgs Fees:13.00 Taxes:1054.50 20140515-0041875	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $285,000.00. Affiant Subscribed and sworn to before me, this 12th day of May, 2014. Notary Public My Commission Expires: JULY 3, 2017 JAMES T. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 3, 2017

WARRANTY DEED

Address New Owner: Jane W. Yount 3901 West End Avenue #105 Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103160A02200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ward J. Mallory and wife, Peggy Thomas Mallory as joint tenants with the right of survivorship** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Jane W. Yount**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly 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 Ward J. Mallory and wife, Peggy Thomas Mallory, as joint tenants with the right of survivorship by Warranty Deed from George V. Crawford, Jr., Trustee, with full power to grant, bargain, mortgage and convey without the joinder of any beneficiary recorded on the 6th day of June, 2011 in Instrument No. 20110606-0043329, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROKEBY, as recorded in Plat Book 5050, Page(s) 16, as amended in Plat Book 5060, Page 144.

Terms and provisions of by-Laws recorded in Book 5459, Page 179 and Instrument No. 20060110-0003792.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ROKEBY Condominium of record in Book 4829, Page 138 , as amended by instrument(s) of record in Book 4983, Page 98, Book 5096, Page 409, Book 7399, Page 814, Book 9828, Page 213 and Instrument No. 20060717-0085390 as refiled at Instrument No. 20060724-0089036; also subject to easements, rights and interests 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.

This is improved property located at 3901 West End Avenue #105 Nashville TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of May, 2014.

Ward J. Mallory

Peggy Thomas Mallory

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ward J. Mallory and Peggy Thomas Mallory, 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 12th day of May, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014