BILL GARRETT, Davidson County
Trans:T20140040219 DEEDWARR
Recvd: 06/09/14 08:53 2 pgs
Fees:13.00 Taxes:742.04
20140609-0049688

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205

{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{Beverly Jones	{New Owner	}103-16-A-16.00 CO }
{3901 West End Avenue #906	{	}
{Nashville, TN 37205	{	}
{This instrument prepared by: Robert J. Notestine III, Attorney at Law,		
{109 Kenner Avenue, Suite 201, Nashville, TN 37205.		#14733 26b }

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Jacob May, a single person (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Beverly Jones, a single person (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 906 together with Parking Space No. 62 on the Plan of 9th Floor Rokeby Condominium Apartments of record in Plat Book 5050, Page 16 amended in Plat Book 5060, Page 64, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Rokeby, a horizontal property regime established by Master Deed of record in Book 4829, Page 138, amended in Book 4983, Page 98, Book 5096, Page 409, Book 5459, Page 179, Book 7399, Page 814, Book 9828, Page 213, Instrument No. 20060717-0085390, corrected at Instrument No. 20060724-0089036, said Register's Office.

Being the same property conveyed to Jacob May by Warranty Deed from Awilda R. Campbell, unmarried, recorded on the 2nd day of November, 2006 in Instrument No. 20061102-0135953, in the Register's Office of Davidson County, Tennessee.

This is improved real property located on 3901 West End Avenue, Apt. 906, Nashville, Tennessee 37205.

This conveyance is subject to the following:

1. Taxes for the year 2014 for Davidson County, Tennessee.
2. Matters shown on the plat record in Plat Book 5050, page 16 and Book 5050, page 64, said Register's Office for Davidson County, Tennessee.
3. Master Deed establishing Rokeby Condominium of record in Book 4829, page 138, as amended by instruments of record in Book 4983, page 98, Book 5096, page 409, Book 5459, page 179, Book 7399, page 814, Book 9828, page 213 and Instrument No. 20060717-0085390, corrected at Instrument No. 20060724-0089036, said Register's Office for Davidson County, Tennessee.
4. By-Laws of record in Book 5459, page 179 and Instrument Number 20060110-0003792, said Register's Office for Davidson County, Tennessee.
5. Charter of Homeowners Association of record in Book 4949, page 921, said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $200,550.00.
(
(
(Subscribed and sworn to before me
(this 30 day of June, 2014.
(
(My Commission Expires: 1-24-15

Affiant

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is 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 hereinabove.

And Grantor is further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever. Witness my hand this 2 day of June, 2014.

Jacob May

STATE OF TENNESSEE}
COUNTY OF MADISON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Jacob May, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing and who acknowledged that he executed the same the foregoing instrument for the purposes herein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 2 day of June, 2014.

HEATHER R. CALVIN NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

My Commission Expires: 1/6/15

Notary Public

MY COMMISSION EXPIRES: January 6, 2015