THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 15022972

BILL GARRETT, Davidson County
Trans:T20150019563 DEEDWARR
Recvd: 03/18/15 09:06 2 pgs
Fees:13.00 Taxes:8880.00
20150318-0023125

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,400,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of March, 2015.

Notary Public
My Commission Expires: 9/10/18

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kenneth Jacobs and Ellen Jacobs 3901 West End Avenue #1201 Nashville TN 37205	New Owner	Tax Parcel ID No. 103160A02100CO

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, **LTD & W, LLC, a Florida Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kenneth Jacobs and Ellen Jacobs, Husband and Wife**, ("Grantees"), their 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. 1201 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 the "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 12th floor of Rokeby of record in Book 5060, Page 66, said Register's Office.

Being the same property conveyed to LTD & W, LLC by Warranty Deed from David D. Dortch, unmarried, recorded on the 2nd day of June, 2011 in Instrument No. 20110602-0042237, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the following matters:

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

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 66.

Terms and provisions of by-Laws recorded in Book 5096, Page 421, as amended 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 5459, Page 179, Book

7399, Page 814, Book 9828, Page 213 and Instrument No. 20060717-0085390, as refiled in 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.

Grant of Easement recorded at Instrument No. 20150126-0007082.

This is improved property located at 3901 West End Avenue #1201 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 16th day of March, 2015.

LTD. & W,. LLC, a Florida limited liability company by its Co-Member: The Family Private Trust, LLC, Trustee of the Laura Jo Turner Dugas 1998 Declaration of Trust

Steve Davis

By: Steve Davis, President

LTD & W, LLC, a Florida limited liability company by its Co-Member: The Family Private Trust, LLC, Trustee of the Wayne F. Dugas, Sr. 1998 Declaration of Trust

Steve Davis

By: Steve Davis, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Steve Davis, 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 President of The Family Private Trust LLC, Trustee of the Laura Jo Turner Dugas and Wayne F. Dugas, Sr. 1998 Declarations of Trust, Co-members of LTD & W, LLC, a Florida Limited Liability Company, the within named bargainor, and that he as such has executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of March, 2015.

Notary Public

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

My Commission Expires: _____