Davidson County DEEDWARR
Recvd: 05/04/15 15:40 3 pgs
Fees:18.00 Taxes:1128.50
20150504-0040423

WARRANTY DEED

HILARY MOHSENZADEH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-02-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Judith D. Anderson	"New Owner"	103160A03000CO
(NAME)	(NAME)	
3901 West End Ave., Unit 106		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Martin A. Levine, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Judith D. Anderson, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 106 of Rokeby Condominium Apartments, 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, and further amended in Book 5459, Page 179, Book 7399, Page 814, Book 9828, Page 213 and Instrument No. 20060110-0003792, Register' s Office for Davidson County, Tennessee, and shown on a "2nd Revised Plan" of record in Book 5050, Page 16, Register's Office of Davidson County, Tennessee. The said Unit is more fully depicted on the Plan of the 1st floor of Rokeby, of record in Book 5060, Page 100, in the Register's Office of 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 such Unit's undivided percentage interest in the land and common element, and its interest in any appurtenant limited common elements, and its interest in any appurtenant limited common elements shown on the said Plan of record in Book 5060, Page 100, in the Register's Office of Davidson County, Tennessee. Parking Space No. 65 shown on said "2nd Revised Plan" of record in Book 5050, Page 16, Register's Office of Davidson County, Tennessee, is expressly assigned as a limited common element to said Unit.

Being the same property conveyed by Warranty Deed from Morris Werthan and wife, Libby Werthan to Martin A. Levine as recorded on the 6th day of March, 2015 in Instrument No. 20150306-0019259 and General Warranty Deed from Thomas Hayes to Morris Werthan and wife, Libby Werthan as recorded on the 1st day of June, 2001 in Instrument No. 20010601-0056860, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 3901 West End Avenue, Unit 106, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30th day of April, 2015.

Martin A. Levine

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30th day of April, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Martin A. Levine**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: 1-20-19

KIMBERLY HOLLINGSHEAD WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

Notary Public,

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-16-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).