THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32382-05-2015**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $289,000.00. Bernita K. Brown . Affiant Subscribed and sworn to before me this 29th day of May, 2015. Notary Public My Commission Expires: My Commission Expires MAY 3, 2016

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Rose C. Busby 3901 West End Ave. apt. 908 Nashville, TN 37205	**Send Tax Bills To:** Suntrust Mortgage, Inc. 1001 Semmes Avenue Richmond, VA 23224	**Tax Information:** Map and Parcel No.: 103 16 0 A 029 00CO

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, **Bernita K. Brown, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rose C. Busby** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3901 West End Ave. apt. 908, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

James H. Brown, spouse of Bernita K. Brown, joins in the execution of this instrument for the purposes of conveying any marital interest he may have in the subject property.

BILL GARRETT, Davidson County
Trans: T20150043604 DEEDWARR
Recvd: 06/03/15 14:20 3 pgs
Fees: 18.00 Taxes: 1069.30
20150603-0051934

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of May, 2015.

Bernita K. Brown

Bernita K. Brown

James H. Brown

James H. Brown

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Bernita K. Brown and James H. Brown**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of May, 2015.

GEORGE E. HOOVER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 908 on the Plan of 9th Floor Rokeby Condominium Apartments, of record in Plat Book 5050, page 16, amended in 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 element of Rokeby, a condominium, 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. 20060110-0003792, Instrument No. 20060717-0085390, rerecorded in Instrument No. 20060724-0089036, said Register's Office.

Being the same property conveyed to Bernita K. Brown dy deed dated March 15, 2001 from J. Craig Oxford, Trustee of The J. Craig Oxford Revocable Living Trust, of record in Instrument No. 20010316-0025595, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2015, having been prorated by the parties and assumed by the Grantee.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Rokeby, a condominium, 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. 20060110-0003792, Instrument No. 20060717-0085390, rerecorded in Instrument No. 20060724-0089036, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 5050, page 16, amended in Book 5060, page 64, Register's Office for Davidson County, Tennessee.
6. Easement granted to Comcast of Nashville I LLC, of record in Instrument No. 20150126-0007082, Register's Office for Davidson County, Tennessee.