WARRANTY DEED

15-06-015

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,120.00.

Karen C. Weil
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th day of June, 2015

Notary Public

My Commission Expires: 07/02/18

AFFIX SEAL

SCOTT D. WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 07/01/15 09:05 2 pgs
Fees:13.00 Taxes:1062.34
20150701-0063439

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
KAREN C. WEIL	New Owner	103-16-0-A-001.00
(NAME)	(NAME)	
5949 SEDBERRY ROAD		
(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 Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **PATRICIA WIND, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KAREN C. WEIL, MARRIED,** hereinafter called the Grantee(s), her 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 202, together with parking space No. 58 on the plan of 2nd Floor Rokeby Condominium Apartments, of record in Plat Book 5050, Page 16, amended in Plat Book 5060, page 105, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description, together with the appurtenant interests in the common elements of Rokeby, a horizontal property regime, established by Master Deed and By-Laws 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, and Book 9828, Page 213, said Register's Office.

Being the same property conveyed to Patricia Wind from Phyllis Rosenblum Alper, Personal Representative of the Estate of Benjamin Jerome Alper, Deceased, of record in Instrument No. 20061024-0131590, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest 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; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of ROKEBY CONDOMINIUMS, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **3901 WEST END AVE, UNIT 202, NASHVILLE, TN, 37205.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 30th day of June, 2015.

Patricia Wind
PATRICIA WIND

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **PATRICIA WIND, UNMARRIED**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of June, 2015.

My Commission Expires: 07/02/18

Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, the undersigned, do hereby make oath that I am a licensed 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.

Scott D. Weiss

State of Tennessee)
County of DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Scott D. Weiss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 07/02/18

Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON