File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150102435 DEEDWARR
Recvd: 12/03/15 14:29 2 pgs
Fees:13.00 Taxes:2016.50
20151203-0122017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000.00

Rachel Fann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF November, 2015.

Debbie Mann
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2016

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Robert A. McTamaney and Amelia A. McTamaney	Robert A. McTamaney & Amelia A. McTamaney	
(NAME)	(NAME)	
3901 West End Avenue #602	3901 West End Ave. #602	103-160-A 010.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GILBERT S. FOX, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT A. MCTAMANEY AND AMELIA A. MCTAMANEY, HUSBAND AND WIFE,** 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:

Being Apartment Units Nos. 602 and 603 of ROKEBY, a Condominium or Horizontal Property Regime as established by a Master Deed, of record in Book 4829, Page 138, and as amended in Book 4983, Page 98, and Book 5096, Page 409, Register's Office for Davidson County, Tennessee, and as shown on a "2nd Revised Plan" of record in Book 5050, Page 16, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in said Master Deed as amended. Reference is hereby made to the Plan of the Sixth Floor of ROKEBY, of record in Book 5060, Page 142, said Register's Office, for a more complete identification and description of such Units. Together with parking spaces No. 36 and 36.

Being the same property conveyed by Warranty Deed from W. Harold Bigham and wife, Carol A. Bigham to Gilbert S. Fox and wife, Lois K. Fox, as recorded on the 10th day of February, 1987 in Deed Book 7133, Page 576 and Quitclaim Deed from Katherine Goodson, Trustee to Gilbert S. Fox, a married person, as recorded on the 26th day of August, 1991 in Deed Book 8427, Page 904, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Plat Book 5050, Page 16, as amended in Plat Book 5060, Page 100, said Register's Office; (c) restrictive covenants of record in Book 4829, Page 138 , as amended by instrument(s) of record in Book 4829, Page 138 , as amended by instrument(s) of record in Book 4983, Page 98, Book 5096, Page 409, Book 7399, Page 814, Book 9828, Page 213 and Instrument No. 20060717-0085390 as refiled at Instrument No. 20060724-0089036, said Register's Office; and (d) Terms and provisions of Bylaws recorded in Book 5459, Page 179 and Instrument No. 20060110-0003792, said Register's Office; (e) parking spaces 35 and 36, as shown on said "2nd Revised Plan of record in Book 5050, page 16, said Register's Office.

unimproved
This is improved x property, known as 3901 West End Avenue #602, 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 30 day of November, 2015.

Gilbert S. Fox

GILBERT S. FOX

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 Gilbert S. Fox, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2019