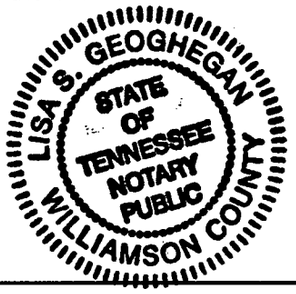
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $300,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30th DAY OF DECEMBER, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9-20-2017

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7875 THOMAS CP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Peggy E. Thomas and Ward Mallory	SAME	103160A05300CO
3901 West End Avenue, 505		
Nashville, TN 37205		

FOR AND IN 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 ACKNOWLEDGE, WE,

BARBARA L. SEAY, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PEGGY E THOMAS AND WARD MALLORY, WIFE AND HUSBAND, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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. 505 on the Plan of Rokeby condominium Apartments of record in Book 4675, Page 126, Register's Office for Davidson County, Tennessee, amended in Book 4860, Page 71, Register's Office for said County and Book 5050, Page 16, and Book 5060, Page 144, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Barbara L. Seay by Warranty Deed from Betty Jane Womack, Unmarried, recorded on the 21st day of February, 2006 in Instrument No. 20060221-0020050, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

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

c. 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 144, Book 4675, Page 126 and Book 4860, Page 71, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Terms and provisions of By-Laws recorded in Book 5459, Page 179 and Instrument No. 20060110-0003792.

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

This is improved property known as 3901 West End Avenue, 505, Nashville, TN 37205

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

BILL GARRETT, Davidson County
Trans:T20160000158 DEEDWARR
Recvd: 01/04/16 09:56 2 pgs
Fees:13.00 Taxes:1110.00
20160104-0000150

Witness My hand on the 28th day of December, 2015.

Barbara L. Seay

Barbara L. Seay

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, BARBARA L. SEAY, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 Franklin, Tennessee, this 28th day of December, 2015.

Rachel E Kramer

Notary Public

My Commission Expires: Mar 7, 2017

RACHEL KRAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

File #: 15-7875 THOMAS CP

RECORD & RETURN TO:

VANDERPOOL &, PEARMAN

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067