Davidson County DEEDWARR
Recvd: 12/02/16 14:35 3 pgs
Fees:18.00 Taxes:1184.00
20161202-0126856

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16109644**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $320,000.00. Affiant Subscribed and sworn to before me, this 28th day of November, 2016. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner: Martin A. Levine PO Box 59082 Nashville, TN 37205	Send Tax Bills To: CUCORP Inc. 1400 8th Avenue South Nashville, TN 37203	Tax Information: Tax Parcel ID No. 103-16-0A-053.00 CO

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, **Peggy E. Thomas and Ward Mallory, Wife and Husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Martin A. Levine, unmarried**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 505 as shown on the map entitled 2nd Revised Plan Rokeby Condominium Apartments, of record in Plat Book 5050, page 16 and in Plat Book 5060, page 144, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to PEGGY E. THOMAS and WARD MALLORY, wife and husband as joint tenants with right of survivorship, by deed from BARBARA L. SEAY, unmarried, of record in Instrument No. 20160104-0000150, dated December 28, 2015, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 103-16-0A-053.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Master Deed of record in Book 4829, page 138, amended in Book 4983, page 98, Book 5056, page 409, Book 5459, page 179, Book 7399, page 814, Book 9828, page 213, Instrument No. 20060110-0003792, Instrument No. 20060717-0085390 and re-recorded in Instrument No. 20060724-0089036, said Register's Office.

Matters shown on the Plan of record in Plat Book 5050, page 16 and in Plat Book 5060, page 144, said Register's Office.

This is improved property located at 3901 West End Avenue Nashville TN 37205

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TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of November, 2016.

Peggy E. Thomas

Peggy E. Thomas

Ward Mallory

Ward Mallory

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Peggy E. Thomas and Ward Mallory, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of November, 2016.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

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

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

My Commission Expires: _____

Notary's Seal (if on paper)

(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).