THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Bill Garrett Davidson County
Batch# 116661 DEEDWARR
07/16/2018 12:00:19 PM 2 pgs
Fees: $13.00 Taxes: $1,763.15

20180716-0068798

TRACEY PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $476,525.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF July 2018

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 1-8-19

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth J. Lyons, Jr.	New Owner	MAP
3901 West End Avnue Unit 502		PARCEL 103160A00800CO
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, I, **Rosemary Trudeau, Executor of the Estate of Frank M. Berklacich, M. D.**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kenneth J. Lyons, Jr. and wife, Barbara B. Lyons**

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 Nashville Tennessee, described as Unit 502, of Rokeby, a Condominium or horizontal property regime established by Master Deed of record in Book 4829, Page 138, Register's Office for Davidson County, Tennessee, as amended in Book 4983, Page 98, Book 5096, Page 409, Book 7399, Page 814, Book 9828, Page 213, Instrument No. 200607170085390, and Instrument No. 200607200089036, said Register's Office, and shown on a 2nd Revised Plan of record in Book 5050, Page 16, and depicted in Book 5060, Page 144, said Register's Office.

Being the same property conveyed to Frank C. Berklacich, MD. by Warranty deed from Stephen C. Small, Executor of the Estate of Eleanor Bloch Small, Stephen C. Small, Individually and Jerome K. Small, Jr. of record in Instrument No. 20130524-0052678 Register's Office for Davidson County, Tennessee, dated May 23, 2013 and recorded on May 24, 2013. The said Frank C. Berklacich, M. D. having since died on June 11, 2016. Pursuant to his Last Will and Testament (filed under Docket number 16P-1107 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division). The real estate of the decedent is to be treated as part of his probate estate and the Executor is vested with power of sale of such real property.

The Executor of the Estate is Rosemary Trudeau f/k/a Rosemary Fancher.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **3901 West End Avnue Unit 502, 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, 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(s) this the 10th day of July, 2018.

Estate of Frank M. Berklacich, M. D.

BY: Nancy Berklacich

ITS: Executor

STATE OF GEORGIA
COUNTY OF FULTON

Before me, a Notary Public in and for said State and County, personally appeared _____, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executor of the maker, **Estate of Frank M. Berklacich, M. D.**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 10 day of July, 2018.

My Commission expires March 14, 2021

Lisa Lynette Thomas
Notary Public

LISA LYNETTE THOMAS
Notary Public – State of Georgia
Fulton County
My Commission Expires Mar 14, 2021