Name and Address of New Owner:
Toni Heller
421 Ellendale Avenue
Nashville, TN 37205

Send Tax Bills To:
Toni Heller
3901 West End Avenue, Apt. 405
Nashville, TN 37205

This Instrument Prepared By:
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

Map & Parcel No: 103-16-0A-048.00-CO

Karen Y Johnson Davidson County
Batch# 156428 DEEDWARR
11/02/2018 03:16:30 PM 7 pgs
Fees: $38.00 Taxes: $2,775.00
20181102-0108997

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Bernard Alan Pargh and Mark Averbuch, Trustees of GST Nonexempt Trust for the benefit of Bernard Pargh under the Madeline Pargh Revocable Trust, dated July 28, 1993, as amended and restated (as to a one-third (1/3) tenant-in-common interest), and Linda Pargh Mossman and Karen C. Weil, Trustees of GST Nonexempt Trust for the benefit of Linda Pargh Mossman under the Madeline Pargh Revocable Trust, dated July 28, 1993, as amended and restated (as to a one-third (1/3) tenant-in-common interest), and Andrew Lee Pargh and Duane Kamins, Trustees of GST Nonexempt Trust for the benefit of Andrew Pargh under the Madeline Pargh Revocable Trust, dated July 28, 1993, as amended and restated (as to a one-third (1/3) tenant-in-common interest)**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Toni Heller, a married woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Units Nos. 404 and 405 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, and

Book 5096, page 409, said Register's Office; and shown on a "2nd Revised Plan" of record in Book 5050, page 16, said Register's Office, The said Unit is more fully depicted on the Plan of the 4th Floor of ROKEBY of record in Book 5060, page 143, said Register's Office.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the said Master Deed and By-Laws, including without limitation such Unit's undivided percentage interest in the land and common elements, and its interest. in any appurtenant limited common elements shown on the said Plan of record in Book 5060, page 143, said Register's Office. Parking Space Nos. 21 and 22, shown on the said "2nd Revised Plan" of record in Book 5050, page 16, said register's Office, is expressly assigned as a limited common element to said Unit.

Subject, however, to all of the provisions, conditions, restrictions, burdens and undertakings contained in the said Master Deed, the Plan, as amended, and the By- Laws, all of which the Grantee does assume and agree to observe and perform, including, but not limited to, the payment of assessments.

Being the same property conveyed from BERNARD PARGH, ANDREW PARGH and LINDA PARGH MOSSMAN, as Trustees of THE MADELINE PARGH REVOCABLE TRUST U/I/D 07/28/1993, as amended and restated to Bernard Alan Pargh and Mark Averbuch, Trustees of GST Nonexempt Trust for the benefit of Bernard Pargh under the Madeline Pargh Revocable Trust, dated July 28, 1993, as amended and restated (as to a one-third (1/3) tenant-in-common interest), and Linda Pargh Mossman and Karen C. Weil, Trustees of GST Nonexempt Trust for the benefit of Linda Pargh Mossman under the Madeline Pargh Revocable Trust, dated July 28, 1993, as amended and restated (as to a one-third (1/3) tenant-in-common interest), and Andrew Lee Pargh and Duane Kamins, Trustees of GST Nonexempt Trust for the benefit of Andrew Pargh under the Madeline Pargh Revocable Trust, dated July 28, 1993, as amended and restated (as to a one-third (1/3) tenant-in-common interest) by deed recorded September 17, 2015 in Instrument No. 20150917-0094368.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Any by-laws, terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Master Deed of Rokeby of record in Book 4829, page 138, as amended by Book 4983, page 98, as further amended by Book 5096, page 409, as further amended by Instrument No. 20060717-0085390, and

as corrected and re-recorded in Instrument No.20060724-0089036, and as further amended in Instrument No. 20180118-0005409, each in the Register's Office for Davidson County, Tennessee.

2. Any by-laws, terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the By-laws of Rokeby of record in Book 4829, page 152, as amended in Book 5096, page 421, as further amended by Book 5459, page 179, as further amended by Book 7399, page 814, as further amended by Book 9828, page 213, as further amended by Instrument No. 20060110-0003792, and as amended and restated in Instrument No. 20180118-0005409, each in the Register's Office for Davidson County, Tennessee.

3. All items shown on the plan of record in Book 4860, page 71, Book 4983, page 98, Book 5096, page 409, each said in the Register's Office for Davidson County, Tennessee, and the 2nd Revised Plan of record in Book 5050, page 16, in the Register's Office for Davidson County, Tennessee, and plan of the 4th Floor of Rokeby of record in Book 5060, page 143, in the Register's Office for Davidson County, Tennessee.

4. Charter of Rokeby Homeowners' Association, Inc., of record in Book 4949, page 924, in the Register's Office for Davidson County, Tennessee.

5. Easement recorded in Instrument No. 02150126-0007082, in the Register's Office for Davidson County, Tennessee.

6. Application to Combine Parcels of record in Instrument No. 20061204-0148972.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

[Signatures Next Page]

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of November, 2018.

GST Nonexempt Trust for the benefit of Bernard Pargh under the Madeline Pargh Revocable Trust, as amended and restated

By: Bernard Pargh, Trustee
Bernard Alan Pargh, Trustee

By: Mark Averbuch, Trustee by Bernard Alan Pargh his attorney in fact
Mark Averbuch, Trustee, by Bernard Alan Pargh, his Attorney-In-Fact

GST Nonexempt Trust for the benefit of Linda Pargh Mossman under the Madeline Pargh Revocable Trust, as amended and restated

By: Linda Pargh Mossman Trustee by Bernard Alan Pargh her attorney in Fact
Linda Pargh Mossman, Trustee, by Bernard Alan Pargh, her Attorney-In-Fact

By: Karen C Weil, Trustee by Bernard Alan Pargh her attorney in fact
Karen C. Weil, Trustee, by Bernard Alan Pargh, her Attorney-In-Fact

GST Nonexempt Trust for the benefit of Andrew Pargh under the Madeline Pargh Revocable Trust, as amended and restated

By: Andrew Lee Pargh Trustee by Bernard Alan Pargh his attorney in fact
Andrew Lee Pargh, Trustee, by Bernard Alan Pargh, his Attorney-In-Fact

By: Duane Kamins Trustee by Bernard Alan Pargh his attorney in fact
Duane Kamins, Trustee, by Bernard Alan Pargh, his Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 1st day of November, 2018, before me personally appeared Bernard Alan Pargh, Co-Trustee of GST Nonexempt Trust for the benefit of Bernard Pargh under the Madeline Pargh Revocable Trust, dated July 28, 1993, as amended and restated; as attorney-in-fact acting for and on behalf of Mark Averbuch, Co-Trustee of GST Nonexempt Trust for the benefit of Bernard Pargh under the Madeline Pargh Revocable Trust, dated July 28, 1993, as amended and restated; as attorney-in-fact for Linda Pargh Mossman, Co-Trustee of GST Nonexempt Trust for the benefit of Linda Pargh Mossman under the Madeline Pargh Revocable Trust, dated July 28, 1993, as amended and restated; as attorney-in-fact acting for and on behalf of Karen C. Weil, Co-Trustee of GST Nonexempt Trust for the benefit of Linda Pargh Mossman under the Madeline Pargh Revocable Trust, dated July 28, 1993, as amended and restated; as attorney-in-fact acting for and on behalf of Andrew Lee Pargh, Co-Trustee of GST Nonexempt Trust for the benefit of Andrew Pargh under the Madeline Pargh Revocable Trust, July 28, 1993, as amended and restated; and as attorney-in-fact acting for and on behalf of Duanne Kamins, Co-Trustee of GST Nonexempt Trust for the benefit of Andrew Pargh under the Madeline Pargh Revocable Trust, July 28, 1993, as amended and restated, who being known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed and on behalf of said Trusts.

Witness my hand, at office, this 1st day of November, 2018.

QUINDAL EVANS SEGALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Signature
My commission expires: July 6 2020

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $750,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
2nd day of November, 2018.

Notary Public
My commission expires: November 14, 2021
File No. 2018-113

MARY CLIFTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES:
NOVEMBER 14, 2021

Certificate of Authenticity

I, Quin Evans Segall, 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.

Signature

Personally appeared before me, Mary Clifton, a notary public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: November 14, 2021

Notary's Seal (if on paper)

MARY CLIFTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
NOVEMBER 14, 2021