THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210535180**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $739,000.00. Affiant Subscribed and sworn to before me, this 1st day of June, 2021. Notary Public My Commission Expires: 05/05/2025

Karen Johnson Davidson County
Batch# 689128 DEEDWARR
08/03/2021 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $2,734.30
20210803-0103891

BRANDON DIRKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James W. Wagy and Deborah J. Wagy 3901 West End Avenue #1107 Nashville TN 37205	New Owner	Tax Parcel ID No. 103 16 0A 023.00

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, **Elinor B. Peek, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James W. Wagy and Deborah J. Wagy, husband and wife**, ("Grantees"), their 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 No. 1107 on the Plan of 1st Revision 11th Floor Rokeby Condominium Apartments, of record in Plat Book 5050, Page 68 and amending Plat Book 5060, Page 16, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Rokeby, a horizontal property regime established by Master Deed of record in Book 4829, Page 138, amended in Book 4983, Page 98, Book 5096, Page 409, Book 5459, Page 179, Book 7399, Page 814, Book 9828, Page 213, Instrument No. 20060717-0085390, Instrument No. 20060724-0089036 and Instrument No. 20060110-0003792, said Register's Office.

Being the same property conveyed to Elinor B. Peek, Unmarried, by Warranty Deed from Peggy Campbell Steele and Howell H. Campbell, III., Co-Executors of the Estate of Edith B. Campbell, Deceased as to a forty percent (40%) interest and Pinnacle National Bank, Trustee of Marital Trust-B-Mitchell Under Will of Howell Campbell, Jr. as to a twenty percent (20%) interest and Pinnacle National Bank, Trustee of Marital Trust-B-Steele and Campbell Trust Under Will of Howell Campbell, Jr. as to a forty percent (40%) interest of record in Instrument No. 20080903-0090252, in the Register's Office of Davidson County, Tennessee, dated August 28, 2008 and recorded on September 03, 2008.

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.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Rokeby Condominium Apartments, as recorded in Plat Book 5050, Page(s) 16, as Revised in Plat Book 5060, Page 68, Plat Book 4675, Page 126, Plat Book 4860, Page 71 and Plat Book 4885, Page 113.

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 5459, Page 179, Book 7399, Page 814, Book 9828, Page 213, Instrument No. 20060110-0003792, Instrument No. 20060717-0085390 (corrected by Instrument No. 20060724-0089036), and

Instrument No. 20180118-0005409; 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.

Easement recorded in Instrument No. 20150126-0007082 and Instrument No. 20191029-0110664.

This is improved property located at 3901 West End Avenue #1107 Nashville TN 37205

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 1st day of June, 2021.

Elinor B. Peek

Elinor B. Peek

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elinor B. Peek, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of June, 2021.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

Property Address: 3901 West End Avenue, #1107, Nashville, TN 37205

Certificate of Authenticity

I, Steve Berneman, do hereby make an oath that I am the custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 1, 2021.

Steve Berneman

Date: 2nd day of June, 2021

State of Tennessee
County of Davidson

Sworn and subscribed before me on 2nd day of June, 2021 by Steve Berneman.

Name: Ginger Weber
Title: Notary Public

My commission expires: 4-23-2025

GINGER WEBER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

File No.: 2021-5601-TN