Davidson County DEEDWARR
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Fees:13.00 Taxes:703.00
20150102-0000435

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF December, 2014.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 11-6-17

SR14-0926

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Greg T. Goodheart	New owner (NAME)	
1015 Doveland Court,		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		082-14-0A-067.00-CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SANDRA W. DORRIS, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GREG T. GOODHEART AND DENISE L. GOODHEART, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 926 of Riverfront Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Riverfront Condominiums of record in Instrument Number 20051221-0153160, First Amendment in Instrument Number 20051228-0155671, Second Amendment in Instrument Number 20060518-0058640, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit E to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.Being the same property conveyed to Maximilian Levenson, unmarried by Warranty deed from Riverfront Condominiums Partnership, a Tennessee Partnership of record in Instrument No. 20060822-0103199 Register's Office for Davidson County, Tennessee, dated August 18, 2006 and recorded on August 22, 2006.

Being the same property conveyed to Central Mortgage Company by Substitute Trustees deed from Shapiro & Kirsch, LLP, as Substitute Trustee of record in Instrument No. 20130612-0059677 Register's Office for Davidson County, Tennessee, dated June 07, 2013 and recorded on June 12, 2013.

Being the same property conveyed to Sandra W. Dorris by Special Warranty deed from Central Mortgage Company of record in Instrument No. 20140123-0006404 Register's Office for Davidson County, Tennessee, dated January 21, 2014 and recorded on January 23, 2014.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument Number 20051221-0153160, First Amendment in Instrument Number 20051228-0155671, Second Amendment in Instrument Number 20060518-0058640 and Appointment of Substitute Trustee recorded in Instrument Number 20101129-0094655, Instrument Number 20090109-0002382, Instrument Number 20051216-0151344, Instrument Number 20061229-0161139, Book 2303, Page 437, Book 2098, Page 166, Book 1112, Page 881 and Book 7228, Page 400, Book 2199, Page 537, Instrument Number 20140123-0006404, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 926 1st Avenue North, Nashville, Tennessee 37201
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 30th day of December, 2014.

Sandra W. Dorris

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of December, 2014, before me personally appeared Sandra W. Dorris, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of December, 2014.

Notary Public

My Commission Expires: 3/20/18

(SEAL)

PAMELA JO SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

I, Andy Maloney, 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

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY