Davidson County DEEDWARR
Recvd: 10/16/15 15:05 3 pgs
Fees:18.00 Taxes:960.15
20151016-0105677

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st DAY OF SEPTEMBER, 2015.

Notary Public

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

DAVIDSON COUNTY
JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Katherine Ansley Goodheart	BancorpSouth Bank	117 03 0A 084.00
(NAME)	(NAME)	
3000 Hillsboro Pike	2778 W. Jackson St. Bldg C	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Tupelo, MS 38801-0306	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Fifty-Nine Thousand Five Hundred And No/100 Dollars ($259,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Barry A. Mabery, married**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Katherine Ansley Goodheart, unmarried and Gregory Thomas Goodheart and wife, Denise Lee Goodheart, as joint tenants with the right of survivorship**, 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:

Being Unit No. 84 as shown on the plat of Versailles Apartments of record in Plat Book 5050, Page 80, Register's Office for Davidson County, Tennessee, which is a condominium plat, to which plat reference is made for a more particular description of said property.

Being the same property conveyed to Helen P. Mabery by Deed from Ervin M. Entrekin, Trustee, with full power to transfer and convey, dated March 13, 1977 and recorded March 16, 1978 in Book 5262, Page 715, in said Register's Office for Davidson County, Tennessee. *

Karen Mabery, wife of Barry A. Mabery hereby joins in this conveyance for the sole purpose of conveying any and all right, title and interest she may have in and to the subject property by reason of her marital status or otherwise.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: FRN-154060

* Helen P. Mabery having since died. Barry A. Mabery was the sole heir of Helen P. Mabery as described in an affidavit of heirship of record in Instrument #20110729-0058112, Register's office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3000 Hillsboro Pike, Nashville, TN 37215

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, has 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 our hands this 21st day of September, 2015.

Barry A. Mabery

Karen Mabery

STATE OF New Jersey
COUNTY OF Bergen

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Barry A. Mabery and wife, Karen Mabery, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of September, 2015.

9-22-2015

Notary Public

My Commission Expires: 10-18-2017

(SEAL)

MARIA DEL CARMEN RUIZ
Notary Public
State of New Jersey
My Commission Expires Oct. 18, 2017
I.D.# 2426308

File Number: FRN-154060

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, Julie Coone, 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: 5-24-17

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.