THIS INSTRUMENT WAS PREPARED BY

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 218,000.00.

Mary Ernest
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF December 2015

Priscilla C Urbanek
Notary Public

MY COMMISSION EXPIRES: March 8, 2016

(AFFIX SEAL)

PRISCILLA C. URBANEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

BILL GARRETT, Davidson County
Trans:T20150110477 DEEDWARR
Recvd: 12/31/15 12:33 2 pgs
Fees:13.00 Taxes:806.60

20151231-0131583

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Village Spaces, LLC	New owner	MAP
1900 Richard Jones Road, Unit Z-3	2628 Broadway #27-B	PARCEL 117-15-0A-017.00-CO
Nashville, TN 37215	New York, NY 10025	
(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, **Mary E. McCarthy**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Village Spaces, LLC**

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:

A certain condominium located in Davidson County, Tennessee, being Unit No. E-1 of Greenhills Terrace Condominium Apartments, 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 Green Hills Terrace Condominium Apartments of record in Book 5304, Page 702, as amended in Book 7841, Page 557, By-Laws as amended in Book 9830, Page 181, 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 Plat of record in Book 5200, Page 64; 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 Ann A. Benes and husband, Frankie A. Benes by Quitclaim deed from Ann A. Benes, formerly known as Ann A. McCarthy to M. Norris Jenkins, Trustee, then from M. Norris Jenkins, Trustee of record in Instrument No. 20020221-0021974 Register's Office for Davidson County, Tennessee, dated February 13, 2002 and recorded on February 21, 2002.

The said Frankie A. Benes died 9-21-2015 leaving Ann A. Benes as tenant by the entirety. The said Ann A. Benes aka Ann A. McCarthy Benes died March 26, 2015, her estate and Order to Sale Property having been probated in Docket No. 15P-646, in the Probate Court for Davidson County, Tennessee, leaving Thomas P. McCarthy and Mary E. McCarthy as her sole heirs at law. Thomas P. McCarthy having conveyed his interest in said property to Mary E. McCarthy by Quitclaim Deed as of record in Instrument No. 20151231-0131582, Registers office for Davidson County, Tennessee.

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 **1900 Richard Jones Road, Unit Z-3, 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, 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 _____ hand( ) this the _____ day of December, 2015.

Mary E. McCarthy

Mary E. McCarthy

STATE OF New Jersey
COUNTY OF Warren

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mary McCarthy** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 18th day of December, 2015.

BARBARA A. FARMER NOTARY PUBLIC OF NEW JERSEY

My Commission expires: 4/21/2017

Barbara A. Farmer
Notary Public

BARBARA A. FARMER
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires April 21, 2017

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29th day of December, 2015.

My Commission expires: _____

_____
Notary Public