Bill Garrett Davidson County
Batch# 11870 DEEDWARR
10/11/2017 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $2,447.55
20171011-0104456

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $661,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/30/21
(AFFIX SEAL)

ELIZABETH PASCHALL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 10125 Berkeley Place Drive, Charlotte, NC 28262

File No.: ARK170475TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Robert Mahoney and Mary Mahoney, husband and wife	Robert Mahoney and Mary Mahoney, husband and wife	
(NAME)	(NAME)	
2129 Summer Hill Circle	Same	117-08-0L-004.00-CO
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Sixty-One Thousand Five Hundred And No/100 Dollars ($661,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DONALD L. GADD AND LISA G GADD, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT MAHONEY AND MARY MAHONEY, HUSBAND AND WIFE, 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 Apartment in Davidson County, Tennessee being Unit No. 4 of Belmont Place, a Horizontal Property Regime created under Title 66, Chapter 27, Section 101, et seq. amended, Tennessee Code Annotated, and as established by Declaration and Master Deed establishing a Horizontal Property Regime for Belmont Place of record in Instrument No. 20080314-0026225 amended in Instrument No. 20080324-0029274 and Instrument No. 20170308-0023104, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in common elements appurtenant to said Unit as set forth in said Master Deed.

Being the same property conveyed to Donald L. Gadd, an unmarried person by Warranty deed from Cornerstone Investments, Inc. of record in Instrument No. 20080819-0085151 Register's Office for Davidson County, Tennessee, dated August 15, 2008 and recorded on August 19, 2008. (Value of consideration shown in aforementioned deed $540,000.00.) Being also known as 1513 B Gale Lane Nashville, Tennessee 37212.

unimproved ☐
This is improved ☒ property, known as 1513 B Gale Lane, Nashville, TN 37212

(House No.) (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 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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

~~IT IS THE INTENTION OF THE PARTIES HERETO to convey the entire Grantor's interest in said property to the Grantees as tenants by the entirety with the right of survivorship and not as tenants in common.~~

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Donald L. Gadd

Lisa G. Gadd by Donald L. Gadd attorney in fact

Lisa G Gadd by Donald L. Gadd, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 10th day of October, 2017, before me personally appeared Donald L. Gadd to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal atDavidson County, Tennessee this 10th day of October, 2017

Commission Expires: 9-20-2021

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Notary Public

State of Tennessee

County of Davidson

I, Chris Butler, a Notary Public in and for said County and State, do hereby certify that **Donald L Gadd**, Attorney-in-Fact for Lisa G Gadd, personally appeared before me this day, and being by me duly sworn, says that (s)he executed the foregoing and annexed instrument for and in behalf of Lisa G Gadd and that his/her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded contemporaneously herewith in the Office of the Register of Deeds for Davidson County, Tennessee and that this instrument was executed under and by virtue of the authority given by said instrument granting his/her power of attorney; that the said **Donald L Gadd**, Attorney-in-Fact, acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Lisa G Gadd. Therefore, let the said instrument, together with this certificate, be registered.

WITNESS my hand and official stamp or seal, this the 10th day of October, 2017

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Notary Public:
My Commission Expires: 9-20-2021

True Copy Certification

I, Alyssa Rayne, 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 Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne 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: 2/9/2020

Notary' Seal (if on paper)

