Karen Y Johnson Davidson County
Batch# 169112 DEEDWARR
11/30/2018 01:02:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20181130-0116976

THIS DOCUMENT PREPARED BY Bryan Howard Howard Mobley Hayes & Gontarek, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(F).**

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Tamara Vartanian Jabour, Trustee 3000 Hillsboro Pike, Unit 125 Nashville, TN 37215	Tamara Jabour 2316 Sunnett Place Nashville, TN 37211	117-03-A-125.00CO

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Tamara Vartanian Jabour, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, has bargained and sold, and by these presents does transfer and convey unto Tamara Vartanian Jabour**,** Trustee of The Tamara Vartanian Jabour Revocable Trust, established by the Revocable Trust Agreement of Tamara Vartanian Jabour, dated November 29, 2018, as amended from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract(s) or parcel(s) of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantee, the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 29th day of November, 2018.

Tamara Vartanian Jabour

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tamara Vartanian Jabour, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 29th day of November, 2018.

Notary Public

My Commission Expires:

BRYAN HOWARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

EXHIBIT A

Legal Description

A certain condominium located in Davidson County, Tennessee, being Unit No. 125 of Versailles Apartments of record in Plat Book 5050, page 80, corrected in Book 5171, page 153, 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 and By-Laws establishing Versailles Apartments of record in Book 5168, page 944, amended in Book 7770, page 955, Book 5589, page 367, Book 5659, page 641, Book 5667, page 375 and Book 8434, page 719, 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.

Being the same property conveyed to Joseph W. Blakley, III, unmarried by Warranty Deed from Rebecca L. McKinney, unmarried, dated November 8, 2005 and recorded in Instrument No. 20051114-0136928, Register's Office for Davidson County, Tennessee.

> Kim Marie Blakley joins in the conveyance of subject property for the purpose of conveying any and/or all right, title and interest, if any, she may have in and to the said property by virtue of marriage to Joseph W. Blakley, III.

Also being the same property conveyed to Houssan M. Jabour and Tamara V. Jabour, husband and wife, by deed from Joseph W. Blakley, III of record as Instrument No. 20100330-0023679, Register's Office for Davidson County, Tennessee. Houssan M. Jabour died on September 10, 2018.

This is improved property known as 3000 Hillsboro Pike #125, Nashville, TN 37215

Certificate of Authenticity

I, Branch Howard, 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 Davidson

Personally appeared before me, Cindy Gaskins, a notary public for this county and state, Branch Howard 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:

Notary's Seal (If on paper)

CINDY GASKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022