THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16119807**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $625,000.00. Affiant Subscribed and sworn to before me, this 7th day of November, 2016. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans: T20160098692 DEEDWARR
Recvd: 11/08/16 08:59 2 pgs
Fees: 13.00 Taxes: 2312.50
20161108-0118034

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Paul Gilbert 1618 LINDEN AVE Nashville, TN 37212-5127	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104160D00300CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kristin Russell** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paul Gilbert, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 3, BELMONT LOFTS, as established under Master Deed of record in Instrument 20051028-0130475, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed by Quitclaim Deed from Paul Gilbert to Kristin Russell as recorded on the 3rd day of June, 2016 in Instrument No. 20160603-0056034 and Warranty Deed from Belmont Lofts, LLC, a Tennessee limited liability company to Paul Gilbert as recorded on the 18th day of June, 2012 in Instrument No. 20120618-0053324, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Instrument No. 20051028-0130475 (Exhibit "D") and Plat Book 421, Page 34.

Charter of Belmont Lofts Condominium Association recorded at Instrument No. 20051028-0130478.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BELMONT LOFTS of record in Instrument No. 20051028-0130475.

This is improved property located at 1618 LINDEN AVE Nashville TN 37212-5127.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of November, 2016.

Kristin Russell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kristin Russell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of November, 2016.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018