30225-8

Box 14

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 171013640

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $389,500.00.

Kathy Goodson
Affiant

Subscribed and sworn to before me, this 1st day of November, 2017.

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Anna Agee
Notary Public
My Commission Expires: 5-8-18

Bill Garrett Davidson County
Batch# 21747 DEEDWARR
11/03/2017 10:06:19 AM 2 pgs
Fees: $13.00 Taxes: $1,441.15

20171103-0113010

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Catherine West 1616 LINDEN AVE Nashville TN 37212-5127	F & M Bank 50 Franklin Street Clarksville, TN 37040	Tax Parcel ID No. 104160D00400CO

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, **Paul D. Gilbert, a unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Catherine West, unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

The Land referred to herein below is situated in the County of Davidson, City of Nashville, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit 4 of Belmont Lofts, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by A. Master Deed of Belmont Lofts, of record in Instrument No. 20051028-0130475, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto and depicted in Exhibit C; and more particularly described on the plat which is also appended thereto and depicted in Exhibit D to said Master Deed, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Paul D. Gilbert, a married man by Quitclaim Deed from 1616 Property, LLC, a Tennessee limited liability company, recorded on the 25th day of November, 2015 in Instrument No. 20151125-0119985, in the Register's Office of Davidson County, Tennessee.

Subject property is not primary residence of Grantor.

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 of BELMONT LAND CO'S PLAN, as recorded in Plat Book 421, Page(s) 34.

Charter 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 Condominium of record in Instrument No. 20051028-0130475.

This is improved property located at 1616 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 1st day of November, 2017.

Paul D. Gilbert

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paul D. Gilbert, 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 1st day of November, 2017.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

My Commission Expires: _____