This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $175,000.00.

Affiant

Subscribed and sworn before me this the 21 day of March, 2018.

Notary Public
My commission expires: 12/1/2020

JASON R. JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Bill Garrett
Batch# 72020
03/22/2018 09:48:32 AM
Fees: $13.00 Taxes: $647.50

Davidson County
DEEDWARR
2 pgs

20180322-0027019

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Beverly Hecht-Goldstein 7003 Lenox Village Dr. B11 Nashville, TN 37211	New Owner	172-12-0D 021.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MAGGIE ALBARATI A/K/A MARGARITA LOPEZ VASQUEZ A MARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey BEVERLY HECHT-GOLDSTEIN, AN UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. B-11 of Section One, The Town Center Homes at Lenox Village, of record as Instrument No. 20031120-0169460, and as Exhibit "B" of Instrument No. 20031212-0178492, Register's Office for Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Margarita Lopez Vasquez, a single woman, by deed from Rhonda M. Walsh Hendricks, a married woman, dated 01/05/2015, of record in Instrument No. 20150108-0002309, said Register's Office.

The said Maggie Albarati a/k/a Margarita Lopez Vasquez is one and the same person conveying said property as her sole and separate non-marital property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 7003 Lenox Village Dr. B11, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

MA by MJM AiF

Witness my hand this the 21st day of March, 2018.

Maggie Albarati a/k/a Margarita Lopez Vasquez
Marcela J McLean Attorney in Fact

Maggie Albarati a/k/a Margarita Lopez Vasquez
BY: Marcela J. Mclean as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 21st day of March, 2018, before me, the undersigned Notary Public in and for said County and State, personally appeared Marcela J. Mclean with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Maggie Albarati a/k/a Margarita Lopez Vasquez by Specific POWER OF ATTORNEY dated March 12, 2018, and who acknowledged that he executed the same as the free act and deed of Maggie Albarati a/k/a Margarita Lopez Vasquez.

Witness my hand and official seal this 21st day of March, 2018.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY