THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 180717137

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $249,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of August, 2018.

Notary Public
My Commission Expires: _____

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

Bill Garrett Davidson County
Batch# 133415 DEEDWARR
08/27/2018 09:20:00 AM 2 pgs
Fees: $13.00 Taxes: $921.30

20180827-0084433

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gabriela Hidalgo-Gato	New Owner	Tax Parcel ID No.
1711 18th Avenue South B4		104-08-0G-008.00-CO
Nashville TN 37212		

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, **Nancy Neblett Northington, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gabriela Hidalgo-Gato, single woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. B-4 of Arlington Court, Condominiums, 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 Arlington Court, Condominium of record in Book 6806, Page 22, in the Register's Office for Davidson County, Tennessee, as shown on Exhibit "C" attached thereto, 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 Nancy Neblett Northington, unmarried by QuitClaim deed fromThird Act Investments, LLC, of record in Instrument No. 20180815-0080687 Register's Office for Davidson County, Tennessee, dated August 14, 2018 and recorded on August15, 2018.

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.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 161, Page 158, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan Appended as Exhibit C of the Master Deed in Book 6806, starting at page 65 Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6806, Page 22, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color,

religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of Arlington Court Condominiums of record as Exhibit B of Master Deed aka Book 6806, Page 50, in the Register's Office for Davidson County, Tennessee.

Charter for Homeowner's Association of record in Book 6806, Page 17, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1711 18th Avenue South B4 Nashville TN 37212

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 23rd day of August, 2018.

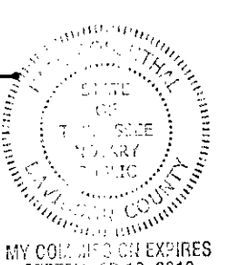
Nancy Neblett Northington

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nancy Neblett Northington, 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 23rd day of August, 2018.

Notary Public
My Commission Expires: _____



MY COMMISSION EXPIRES
SEPTEMBER 10, 2018