Please Record and Return to:
Freedom Title Services, LLC
116 Center Ct
Clarksville, TN 37040

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

**CRT File No. 180817335**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $250,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of September, 2018.

Notary Public
My Commission Expires: 4/11/22

J. VANZANT STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Karen Y Johnson Davidson County
Batch# 148237 DEEDWARR
10/03/2018 09:17:44 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20181003-0098040

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Michael Fears and Shelia Fears<br>1711 18th Avenue South Apt B1<br>Nashville TN 37212 | New Owner<br>Mike Fears<br>P.O. Box 102<br>Hopkinsville, Ky 42240 | Tax Parcel ID No.<br>104-08-0G-005.00-CO |

**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, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Fears and Shelia Fears, husband and wife**, ("Grantees"), their 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 No. B-1, on the Horizontal Property Regime for Arlington Court Condominiums, as recorded in the Master Deed of record in Book 6806, page 22, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to NANCY NORTHINGTON, by deed from STONE BOX PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20150402-0028590, dated March 31, 2015, said Register's Office.

NANCY NORTHINGTON conveyed her interest to THIRD ACT INVESTMENTS, LLC, by quitclaim deed of record in Instrument No. 20150409-0031338, dated April 8, 2015, said Register's Office.

THIRD ACT INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY conveyed its interest to NANCY NEBLETT NORTHINGTON, by quitclaim deed of record in Instrument No. 20180917-0091661, dated September 3, 2018, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 104-08-0G-005.00-CO.

Master Deed of record in Book 6806, page 22, said Register's Office.

This is improved property located at 1711 18th Avenue South Apt B1 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 27th day of September, 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 27th day of September, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022