WARRANTY DEED

Karen Johnson Davidson County
Batch# 190390 DEEDWARR
01/31/2019 10:37:23 AM 2 pgs
Fees: $13.00 Taxes: $1,628.00

20190131-0009368

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$440,000.00.**

Affiant

Subscribed and sworn to before me, this the 28 day of January, 2019.

Notary Public

My commission expires:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Mary K. Sessler	New Owner	**Map 104-16-0-D Parcel 007.00co**
1620 Linden Avenue		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Sarah Davidson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mary K. Sessler, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 7 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 Sarah Davidson, by Deed dated April 24, 2014 from Holly A. Williams and husband, Christopher G. Coleman, of record in Instrument No. 20140507-0039063, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as set out on Exhibit "D" to the Master Deed shown in Instrument No. 20051028-0130475, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) All matters shown on the Plan of record in Book 421, Page 34, said Register's Office. (3) Master Deed and By-Laws of Belmont Lofts Condominiums, of record in Instrument No. 20051028-0130475 Register's Office for Davidson County, Tennessee. (4) Charter of Belmont Lofts Condominium Association, Inc. of record in Instrument No. 20051028-0130478, Register's Office for Davidson County, Tennessee. (5) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **1620 Linden Avenue, Nashville, TN 37212**

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 that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my/our hand(s) this 25th day of **January, 2019.**

Sarah Davidson

Sarah Davidson

STATE OF Florida)
COUNTY OF Walton)

Personally appeared before me, a Notary Public of said County and State, **Sarah Davidson,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hyp Beach (city) FL (state), this 25th day of **January, 2019.**

Elizabeth G. Hulsey

Notary Public

Notary Public State of Florida
Elizabeth G Hulsey
My Commission GG 249026
Expires 12/02/2022

My Commission Expires: 12/2/2022