THIS INSTRUMENT PREPARED BY:	STATE OF Tennessee) COUNTY OF Davidson)
The Row Title & Escrow, LLC 20 Music Square West, Suite 200 Nashville, TN 37203	The actual consideration or value, whichever is greater, for this transfer is: $160,000.00 Affiant Subscribed and sworn to before me, this 20th day of January, 2020. Notary Public My Commission Expires: 9-6-22

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 346088 DEEDWARR
01/22/2020 08:39:07 AM 2 pgs
Fees: $13.00 Taxes: $592.00

20200122-0007661

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Natalia Jimenez Truque 2025 Woodmont Blvd Apt 244 Nashville, TN 37215	New Owner	Tax Parcel ID No. 117-11-0J-244.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LINDSAY HANLEY, AN UNMARRIED WOMAN** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **NATALIA JIMENEZ TRUQUE, A MARRIED WOMAN**("Grantee"), her 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. 244, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed, of record as Instrument No. 20040209-0015685, re-recorded as Instrument No. 20040212-0017074, and amended as Instrument Nos. 20050404-0036415, and 20050512-0053861, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to LINDSAY HANLEY, UNMARRIED, by deed from GWENDOLYN NEEDHAM MURRAY, UNMARRIED AND BRIAN PHILIP MURRAY, UNMARRIED, of record as Instrument No. 20060609-0068779, dated May 30, 2006, said Register's Office.

This is improved property commonly known as: **2025 Woodmont Blvd Apt 244 Nashville, TN 37215**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors, heirs and assigns, forever.

And Grantor covenants that she has 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 herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her 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 17 day of January, 2020.

LINDSAY HANLEY

STATE OF Colorado)
)
COUNTY OF Eagle)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LINDSAY HANLEY** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 17 day of January, 2020.

Notary Public
My Commission Expires: 2/8/21

LINDA LUCAS LUND
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20134007541
MY COMMISSION EXPIRES FEB 8, 2021