Karen Johnson Davidson County
Batch# 439451 DEEDWARR
07/17/2020 10:56:01 AM 2 pgs
Fees: $13.00 Taxes: $1,700.15
20200717-0078683

WARRANTY DEED

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$459,500.00.**

Affiant

Subscribed and sworn to before me, this the 14th day of July, 2020.

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
Tretn l. Killian **Nora E. Verhoff**	New Owner	**Map 104-16-0-D Parcel 004.00co**
1616 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,

Catherine West, unmarried woman

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

Tretn L. Killian and Nora E. Verhoff

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 4 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 Catherine West, unmarried woman, by Warranty Deed dated November 1, 2017 from Paul D. Gilbert, an unmarried man, of record in Instrument No. 20171103-0113010, Register's Office for Davidson County, Tennessee.

This 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 as 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) Master Deed of Belmont Lofts Condominiums of record in Instrument No. 20051028-0130475 and By-Laws appended thereto, said Register's Office. (3) Charter of Belmont Lofts Condominium Association, Inc. of record in Instrument No. 20051028-0130478, Register's Office for Davidson County, Tennessee. (4) All matters shown on the Plan of record in Plat Book 421, Page 34, said Register's Office. (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 **1616 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 **14th** day of **July, 2020.**

Catherine West

Catherine West

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Catherine West,** 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 Nashville, Tennessee, this **14th** day of **July, 2020.**

Diana D. Aubin

Notary Public

My Commission Expires: 10-7-23

