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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 171013712**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $382,500.00. Affiant Subscribed and sworn to before me, this 17th day of November, 2017. Notary Public My Commission Expires: 5/3/21

L. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TN

Bill Garrett Davidson County
Batch# 29665 DEEDWARR
11/27/2017 11:11:02 AM 2 pgs
Fees: $13.00 Taxes: $1,415.25

20171127-0120534

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kaveh Balouch Gharaei 3200 Long Boulevard Nashville TN 37203	**Highlands Residential Mtg.** **12001 N. Central Expressway** **Suite #750** **Dallas, TX 75243**	Tax Parcel ID No. 104-02-3A-002.00 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, **Brian T. Fitzpatrick, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kaveh Balouch Gharaei, a single man**, ("Grantee"), his 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. 2, on the Horizontal Property Regime for 3200 Long Boulevard Townhomes, as recorded in the Master Deed of record in Instrument No. 20050209-0015285, 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 BRIAN T. FITZPATRICK, by deed from CHRISTOPHER BRUMMER, of record in Instrument No. 20090616-0055987, dated June 12, 2009, 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. 104-02-3A-002.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20050209-0015285, said Register's Office.

Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, as made applicable by Ordinance No. BL2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

Easements, assessments and special assessments as contained in the Master Deed of record in Instrument No. 20050209-0015285, said Register's Office.

This is improved property located at 3200 Long Boulevard Nashville TN 37203

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 17th day of November, 2017.

Brian T. Fitzpatrick by Kate Rosenthal, his Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Brian T. Fitzpatrick, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of November, 2017.

J Anderson
Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018