Bill Garrett Davidson County
Batch# 77553 DEEDWARR
04/09/2018 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,542.90
20180409-0033453

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $417,000.00.

Emily Butler
Affiant

Subscribed and sworn to before me, this 6th day of April, 2018.

[illegible]
Notary Public
My commission expires: 5-27-19

R. REID SOLOMON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY Expires May 27, 2019

02-1803-50384

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Kathleen Farmer 3210 Long Blvd #102 Nashville TN 37203	new owner	104-02-3-K-102.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Karen A. Dudash, a single woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kathleen A. Farmer, an unmarried woman**, hereinafter called the Grantees, their successors 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 No. 102 also known as Unit 2, on the Plan of Mezzo Lofts West End Condominiums, as established by the Declaration of Covenants, Conditions, and Restrictions of The Mezzo Lofts West End Condominiums of record in Instrument No. 20140929-0089689, as amended in Instrument No. 20150902-0089581, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Karen A. Dudash, a single woman by deed from Mezzo West End LLC, a Tennessee limited liability company, dated October 7, 2015, recorded October 13, 2015, of record in Instrument No. 20151013-0104284, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3210 Long Blvd #102, Nashville, TN 37203.

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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 6th day of April, 2018.

Karen A. Dudash

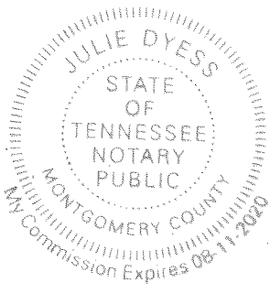
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Karen A. Dudash**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 6th day of April, 2018.

Notary Public

My Commission expires: 8/11/20



True Copy Certification

I, Jonathan R. Medley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Jonathan R. Medley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

