Bill Garrett Davidson County
Batch# 91261 DEEDWARR
05/11/2018 03:55:30 PM 4 pgs
Fees: $23.00 Taxes: $3,052.50
20180511-0045530

THIS INSTRUMENT PREPARED BY:

Bradley T. Bald, Esq.
The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $825,000.00

Affiant

Subscribed and sworn to before me, this 11 day of May, 2018.

Notary Public
My Commission Expires: 10/14/19

ELIZABETH M. PRESTON * STATE OF TENNESSEE NOTARY PUBLIC * MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Fairfax Commercial, LLC 2628 Broadway, #27B New York, NY 10025	Fairfax Commercial, LLC 2628 Broadway, #27B New York, NY 10025	Tax Parcel ID No. *See Tracts for Parcels*

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, **REZA FRAZMAND AND SUZY FRAZMAND, HUSBAND AND WIFE** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **FAIRFAX COMMERICAL, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract 1: Unit B-6, 2134 Fairfax Avenue, Nashville, TN 37212
Map-Par. 104-11-0A-022.00 CO

Land in Davidson County, Tennessee, being Unit No. B-6 on the Plan of The Villager West Condominium Apartments of record in Book 5210, Page 174, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Villager West Condominium, a horizontal property regime established by Master Deed of record in Book 5452, Page 419, said Register's Office.

Being a portion of the same property conveyed to REZA FRAZMAND AND SUZY FRAZMAND, HUSBAND AND WIFE, by deed from J. TERRY HIGGINS, JR. AND MELINDA MILLER HIGGINS, of record in Instrument No. 20150528-0049186, dated May 22, 2015, said Register's Office.

Tract 2: Unit D-5, 2134 Fairfax Avenue, Nashville, TN 37212
Map-Par. 104-11-0A-053.00-CO

Land in Davidson County, Tennessee, being Unit No. D-5 on the Plan of The Villager West Condominium Apartments of record in Book 5210, Page 174, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Villager West Condominium, a horizontal property regime established by Master Deed of record in Book 5452, Page 419, said Register's Office.

Being a portion of the same property conveyed to REZA FRAZMAND AND SUZY FRAZMAND, HUSBAND AND WIFE, by deed from J. TERRY HIGGINS, JR. AND MELINDA MILLER HIGGINS, of record in Instrument No. 20150528-0049186, dated May 22, 2015, said Register's Office.

Tract 3: Unit D-6, 2134 Fairfax Avenue, Nashville, TN 37212
Map-Par. 104-11-0A-054.00-CO

Land in Davidson County, Tennessee, being Unit No. D-6 on the Plan of The Villager West Condominium Apartments of record in Book 5210, Page 174, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Villager West Condominium, a horizontal property regime established by Master Deed of record in Book 5452, Page 419, said Register's Office.

Being a portion of the same property conveyed to REZA FRAZMAND AND SUZY FRAZMAND, HUSBAND AND WIFE, by deed from J. TERRY HIGGINS, JR. AND MELINDA MILLER HIGGINS, of record in Instrument No. 20150528-0049186, dated May 22, 2015, said Register's Office.

Tract 4: Unit D-11, 2134 Fairfax Avenue, Nashville, TN 37212
Map-Par. 104-11-0A-059.00-CO

Land in Davidson County, Tennessee, being Unit No. D-11 on the Plan of The Villager West Condominium Apartments of record in Book 5210, Page 174, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Villager West Condominium, a horizontal property regime established by Master Deed of record in Book 5452, Page 419, said Register's Office.

Being a portion of the same property conveyed to REZA FRAZMAND AND SUZY FRAZMAND, HUSBAND AND WIFE, by deed from MELINDA MILLER HIGGINS, of record in Instrument No. 20150528-0049186, dated May 22, 2015, said Register's Office.

Tract 5: Unit D-14, 2134 Fairfax Avenue, Nashville, TN 37212
Map-Par. 104-11-0A-062.00-CO

Land in Davidson County, Tennessee, being Unit No. D-14 on the Plan of The Villager West Condominium Apartments of record in Book 5210, Page 174, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Villager West Condominium, a horizontal property regime established by Master Deed of record in Book 5452, Page 419, said Register's Office.

Being a portion of the same property conveyed to REZA FRAZMAND AND SUZY FRAZMAND, HUSBAND AND WIFE, by deed from J. TERRY HIGGINS, JR. AND MELINDA MILLER HIGGINS, of record in Instrument No. 20150528-0049186, dated May 22, 2015, said Register's Office.

This is improved property commonly known as: **2134 Fairfax Avenue, #B-6, D-5, D-6, D-11, D-14, Nashville, TN 37212**

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, its successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, 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, Grantors have executed this instrument on this 11 day of May 2018.

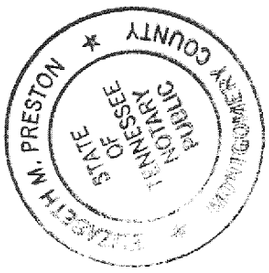
REZA FRAZMAND

SUZY FRAZMAND

STATE OF Tennessee)
)
COUNTY OF Davidson)

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

Witness my hand and seal, this 11 day of May, 2018.



Notary Public
My Commission Expires: 10/14/19

True Copy Certification

I, Elizabeth Preston, 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 Davidson

Personally appeared before me, Kendall Connell, a notary public for this county and state, **Elizabeth Preston** 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: 9/7/2020

KENDALL CONNELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020