THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 200124288

PREPARED BY
BANKERS TITLE SOLUTION CORP
5107 MARYLAND WAY
STE 115
BRENTWOOD TN 37027

RETURNED TO

ROBIN S. EDWARDS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,025,000.00.

Janice Collins
Affiant

Subscribed and sworn to before me, this 31st day of January, 2020.

Robin S. Edwards
Notary Public
My Commission Expires: 3/25/2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Samir M. Fakhry and Cynthia A. Fakhry 3210 Long Blvd #202 Nashville TN 37203	New Owner	Tax Parcel ID No. 104 02 3K 202.00

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, **Gretchen S. Goldstein, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Samir M. Fakhry and wife, Cynthia A. Fakhry,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Unit No. 202 also shown as Unit No. 2 on the Plan of The Mezzo Lofts West Condominiums having been established by the Declaration of Covenants, Conditions and Restrictions of The Mezzo Lofts West End Condominiums of record in Instrument No. 20140929-0089689 and amendment recorded in Instrument No. 20150902-0089581, Register's Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gretchen S. Goldstein, by Quitclaim Deed from Gretchen S. Goldstein and husband, Randall M. Goldstein, of record in Instrument No. 20160408-0033611, in the Register's Office of Davidson County, Tennessee, dated March 31, 2016 and recorded on April 08, 2016.

Being the same property conveyed to Gretchen S. Goldstein and husband, Randall M. Goldstein, by Warranty Deed from Mezzo West End, LLC, of record in Instrument No. 20150915-0093650, in the Register's Office of Davidson County, Tennessee, dated September 11, 2015 and recorded on September 15, 2015.

Randall M. Goldstein joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Karen Johnson Davidson County
Batch# 352151 DEEDWARR
02/03/2020 11:21:43 AM 2 pgs
Fees: $13.00 Taxes: $3,792.50

20200203-0012107

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Mezzo Lofts West Condominiums, as recorded in Plat Book 20140929-0089689, Page(s).

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140929-0089689 and Amendment recorded in Instrument No. 20150902-0089581 and Assignment of Developer's Rights recorded in Instrument No. 20160418-0037261.

Covenants, Conditions and Restrictions as set forth in Stormwater Facilities and Systems recorded in Instrument No. 20131011-0106917.

Any easements regarding portion of closed alley as set out in Ordinance No. BL2008-262 by the Metropolitan Government of Nashville and Davidson County, that may affect subject property.

This is improved property located at 3210 Long Blvd #202 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 31st day of January, 2020.

Gretchen S. Goldstein

Randall M. Goldstein

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gretchen S. Goldstein and Randall M. Goldstein, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 2020.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021