Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 352920 DEEDWARR
02/04/2020 10:42:50 AM 2 pgs
Fees: $13.00 Taxes: $4,902.50

20200204-0012729

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,325,000.00.

Affiant

Subscribed and sworn to me on January 31st, 2020.

NOTARY PUBLIC

My Commission Expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33179

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Randall Goldstein Gretchen Goldstein 155 Haverford Drive Nashville, TN 37205	New Owner	115-116-B-001 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, 155 Haverford Homes, LLC, a Tennessee Limited Liability company, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Randall Goldstein and Gretchen Goldstein, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Unit No. 155A of the 155 Haverford Townhomes, as shown on the site plan attached as Exhibit D to the Declaration of Covenants, Conditions and Restrictions for 155 Haverford Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20181115-0112540, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a part of the same property conveyed to Kevin McGinn by Warranty Deed from Mary G. Cherry and husband, Elvis H. Cherry, of record as Instrument No. 20180929-0096425, in the Register's Office for Davidson County, Tennessee and being further conveyed a part of by Quitclaim Deed from Kevin McGinn, dated November 14, 2018 and recorded November 15, 2018 as Instrument No. 20181115-0112537, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2020 Davidson and Nashville taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Charter of the 155 Haverford Homeowners Association, Inc. of record as Instrument No. 20181115-0112538, Register's Office for Davidson County, Tennessee.
3. All matters, including assessments, easements and rights of others contained in the Declaration of Covenants, Conditions and Restrictions for the 155 Haverford Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20181115-0112540, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made as if copied verbatim.

This property is also known as improved property located at 155 Haverford Drive, Nashville, TN 37205.

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 and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 31 day of Jan, 2020.

155 Haverford Homes, LLC, a Tennessee Limited Liability Company

By: _____

Kevin McGinn, Chief Manager

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Kevin McGinn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager (or other officer authorized to execute the instrument) of 155 Haverford Homes, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Chief Manager.

Witness my hand and official seal on 1/31, 2020.

_____

NOTARY PUBLIC

My Commission Expires: 9/7/21

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT 07, 2021