THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35688-08-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $430,000.00. Affiant Subscribed and sworn to before me this 27th day of August, 2020. Notary Public My Commission Expires: 7/9/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

WARRANTY DEED

Address New Owner: John H. Friedmann Jr. 3210 Long Blvd. #102 Nashville, TN 37203	**Send Tax Bills To:** new owner	**Tax Information:** Map and Parcel No.: 104023K10200CO

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, **Kathleen A. Farmer**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John H. Friedmann Jr.**, single ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3210 Long Blvd. #102, Nashville, TN 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 468112 **DEEDWARR**
09/01/2020 02:22:19 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20200901-0099401

Return to:
Lady Title and Escrow, LLC
3012 21st Avenue South
Nashville, TN 37212
FILE #: BEAM-20-3210-102

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of August, 2020.

Kathleen A. Farmer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kathleen A. Farmer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of August, 2020.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 102, together with the appurtenant interst in the common elements of The Mezzo Lofts West End Condominiums, a condominium established by Declaration as Instrument No. 20140929-0089689, First Amendment in Instrument No. 20150902-0089581, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit A to the aforementioned Declaration as amended in Instrument No. 20150902-0089581, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kathleen A. Farmer, an unmarried woman, by deed dated April 6, 2018 from Karen A. Dudash, a single woman, of record in Instrument No. 20180409-0033453, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 104023K10200CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for The Mezzo Lofts West End Condominiums, of record in Instrument No. 20140929-0089689, First Amendment in Instrument No. 20150902-0089581, Register's Office for Davidson County, Tennessee. Assignment of Developer's Rights of record in Instrument No. 20160418-0037261, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Condominium Act of 2008, T.C.A. 66-27-201, et seq.
4. All matters appearing on the Site Plan of record attached as Exhibit A to the Declaration in Instrument No. 20140929-0089689 as amended in Instrument No. 20150902-0089581, Register's Office for Davidson County, Tennessee.