Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $20,000.00

Affiant

Subscribed and sworn to before me, this 28th day of August, 2015

Notary Public
My commission expires: 3-816

BILL GARRETT, Davidson County
Trans: T20150079130 DEEDWARR
Recvd: 09/17/15 12:13 2 pgs
Fees: 13.00 Taxes: 74.00
20150917-0094454

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO

Address of New Owner:	Send Tax Bills to:	Tax Information
Li Fruitwala	New Owner	081-15-0-119-00
11 Music Square East #606		
Nashville, TN 37208		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lorenzo Perez,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Li Fruitwala and Debora L. Townsend,** hereinafter called the Grantee(s), 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 the northerly part of Lots Nos. 75 and 76, plan of J.M., T.J. and G.W. Harding Plan (Erroneously referenced as C.W. Harding Plan in previous Deeds) of lots, in Plat Book 21, page 80, Register's Office for Davidson County, Tennessee, being more fully described as follows:

Beginning at an iron pin in the westerly margin of 18''' Avenue North, said iron pin being located north 24 deg. 45 min. west, 122.55 feet from the northerly margin of Formosa Street. Running thence with the westerly margin or 18th Avenue North, north 24 deg. 45 min. west 30 feet to an iron pin in the southerly margin of a 16 feet alley. Thence with the southerly margin of said alley, south 73 deg. 8 min. west 95.9 feet to an iron pin. Thence leaving said alley south 15 degrees 13 minutes east, 34 feet to an iron pin. Thence north 71 deg. SS min. east 101 feet to the point of beginning.

Being the same property conveyed to Gina Perez by Warranty deed from Helen Elizabeth Bailey and husband, Charles Bailey, both non-residents of the State of Tennessee of record in Instrument No. 20051227-0154144 Register's Office for Davidson County, Tennessee, dated December 14, 2005 and recorded on December 27, 2005. *

This property is improved property known as **1619 DR D B Todd JR Blvd., Nashville, TN, 37208.**

This conveyance is subject to the following: (1) Taxes for the year 2015 a lien, not yet due and payable; (2) Metro Ordinance No. 081-783 AMENDING THE OFFICIAL STREET AND ALLEY ACCEPTANCE (AN) MAINTENANCE MAP FOR THE METROPOLITAN Government OF NASHVILLE AND DAVIDSON COUNTY OF RECORD IN THE DAVIDSON COUNTY CHANCERY COURT CLERKS OFFICE NASHVILLE, TENNESSEE.

* Being the same property conveyed to Lorenzo Perez by Quitclaim Deed from Gina Perez dated August 28th, 2015 and filed for record in Inst. No. 20150917-0094453 Registers office of Davidson County, TN.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 28th day of August, 2015.

Lorenzo Perez

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lorenzo Perez** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this the 28th day of August, 2015.

Notary Public

My Commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

FILE NO: 2015083853