BILL GARRETT, Davidson County
Trans:T20160052844 DEEDWARRSP
Recvd: 06/21/16 15:44 5 pgs
Fees:28.00 Taxes:333.00
20160621-0063253

This Instrument prepared by
and after recording return to:
G. Miller Hogan, II, Esq.
Hawkins Hogan PLC
205 17th Avenue North, Suite 202
Nashville, TN 37203

SPECIAL WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
William Hickman, and **Cass Hickman** **2018 Hackberry Lane** **Nashville, TN 37206**	**(Same)**	**081-12-0-200.00**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **Liyakat Fruitwala** and wife, **Deborah L. Townsend** (collectively, the "Grantors"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantors, in hand paid by **William Martin Hickman** and wife, **Cass Hickman** (collectively, the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto the Grantees, that certain tract or parcel of real property situated in Davidson County, Tennessee, described on **Exhibit A** attached hereto and incorporated herein by this reference, together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property").

This is improved property commonly known as: **1536 12th Avenue North, Nashville, Tennessee 37208.**

This conveyance is subject to all matters set forth on **Exhibit B** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees and their heirs, successors and assigns, forever.

The Grantors, for themselves and their heirs, successors and assigns covenant with the Grantees that the Grantors are lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantors have good right and lawful authority to sell and convey the Property; that the Grantors have committed no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantors do hereby bind themselves and their heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantees and their heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under Grantors but not further or otherwise.

IN WITNESS WHEREOF, this Special Warranty Deed is executed by the Grantor as of the 16th day of June, 2016.

GRANTORS:

Liyakat Fruitwala

Deborah Townsend by

Deborah L. Townsend by Liyakat Fruitwala
Attorney-in-Fact

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Liyakat Fruitwala, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of June 2016.

Notary Public

My commission expires: MAR. 7, 2017

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Liyakat Fruitwala**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Deborah L. Townsend** and acknowledged that he executed the same as the free act and deed of **Deborah L. Townsend**.

Witness my hand, at office, this 16th day of June 2016.

Notary Public

My commission expires: MAR. 7, 2017

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of this property, whichever is greater is $90,000.00.

Affiant

Sworn to and subscribed before me on
this 11th day of June 2016.

Notary Public
My Commission Expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

EXHIBIT A

[*Property Legal Description*]

Land in Davidson County, Tennessee, being Lot No. 134 on the Plan of D.T. McGavock and Others' Addition of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Liyakat Fruitwala and wife, Debora L. Townsend by Warranty Deed from Tyree L. Moreland, Sr., of record in Instrument No. 20150323-0024553, Register's Office for Davidson County, Tennessee, dated March 20, 2015 and recorded on March 23, 2015.

- End of Exhibit -

EXHIBIT B

[Permitted Exceptions]

1. The lien for property taxes for the current year which are not delinquent and subsequent years.

2. Subject to all matters shown on the Plan of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee.

- End of Exhibit -