BILL GARRETT, Davidson County
Trans:T20170056384 DEEDQC
Recvd: 06/30/17 15:44 2 pgs
Fees:12.00 Taxes:0.00
20170630-0066358

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

QUITCLAIM DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Liyakat Fruitwala, and **Debora Townsend** **11 Music Square East, Unit 606** **Nashville, TN 37203**	**(Same)**	**93-13-A-302-CO** **93-13-A-505-CO**

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash, in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Matrix International Consulting Corp.** (the "Grantor") by these presents do hereby quitclaim and convey unto **Liyakat Fruitwala** and wife, **Debora Townsend** (collectively, the "Grantees") and their heirs, successors and assigns, all of Grantor's right, title and interest in and to the following described tracts or parcels of land in Davidson County, Tennessee:

Parcel 1:

Land in Davidson County, Tennessee, being UNIT No. 302, on the plan of Spence Manor Condominiums, according to the Master Deed of record in Book 6794, page 219, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Parcel 2:

Land in Davidson County, Tennessee, being UNIT No. 505, on the plan of Spence Manor Condominiums, according to the Master Deed of record in Book 6794, page 219, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being part of the same property conveyed to Matrix International Consulting Corp., by deed from Robert W. Hall dated August 13, 2002 and recorded as Instrument No. 20020813-0098104 in the Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as: **11 Music Square East, Units 302 and 505, Nashville, Tennessee 37203**.

Said property is conveyed subject to any and all such easements, limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 30th day of June 2017 the bargaining party, having caused my name to be signed hereto on said day and date.

MATRIX INTERNATIONAL CONSULTING CORP.

By: _____
Liyakat Fruitwala
Its: President

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Liyakat Fruitwala**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the **President** of **Matrix International Consulting Corp.**, the within named bargainor, a corporation, and that he as such President executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as its President.

Witness my hand and seal, at office in Nashville, Tennessee this 30 day of June 2017.

Sierra Stephens
Notary Public

My commission expires: 08/20/2019

AFFIDAVIT OF CONSIDERATION

The actual consideration or value whichever is greater, for this transfer is $ -0-

_____
Affiant

Subscribed and sworn to before me,
this the 30 day of June 2017.

Sierra Stephens
Notary Public

My Commission Expires: 08/20/2019

SIERRA STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY