Box 14

BOX #14

G#30079-3

WARRANTY DEED

Bill Garrett Davidson County
Batch# 2561 DEEDWARR
09/20/2017 10:19:07 AM 2 pgs
Fees: $13.00 Taxes: $892.91
20170920-0096296

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$241,325.00.**

Affiant

Subscribed and sworn to before me, this the 19th day of September, 2017.

Notary Public

My commission expires: 1/17/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kabeljauw, LLC	"New Owner"	**Map 093-13-0-A-602.00co**
11 Music Square East #602		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Diane M. Doyal, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kabeljauw, LLC and a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 602 as specified on the Plat shown in the Master Deed, on the Plan of Spence Manor Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Spence Manor Condominiums, of record in Book 6794, Page 219, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plan of Spence Manor Condominiums, for placement of Units, as shown on Exhibit "A-2" to the Master Deed of record in Book 6794, Page 219, said Register's Office, for a more complete identification and description of such Unit.

BEING all of the same property conveyed to Frank H. Doyal and wife, Diane M. Doyal, by Special Warranty Deed from Bankers Trust Company of CA, as Trustee for UCFC Loan Trust 1997-D, of record in Instrument No. 20020327-0037065, Register's Office for Davidson County, Tennessee.

Said interest is now vested in Diane M. Doyal, as surviving tenant by entirety, the said Frank H. Doyal having died on May 29, 2010.

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

1) All matters shown on the Plan of record as shown on Exhibit A-2 to the Master Deed in Book 6794, Page 219, said Register's Office for Davidson County, Tennessee;

2) Master Deed of Spence Manor Condominiums, or record in Book 6794, Page 219, and By-Laws appended thereto, Register's Office for Davidson County, Tennessee;

3) Charter of Spence Manor Condominiums Association, Inc., of record in Book 6790, Page 237 and Instrument No. 20011106-0121962, and amended in Instrument No. 20020710-0083218, Register's Office for Davidson County, Tennessee;

4) Taxes for the current year have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is Improved (_X___) Unimproved (____) property, known as **11 Music Square East #602, Nashville, TN 37203**

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 that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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 **14th** day of **September, 2017.**

Diane M. Doyal

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Diane M. Doyal,** the within named sellers, 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 and official seal at Nashville, Tennessee, this **14th** day of **September, 2017.**

Notary Public

My Commission Expires: J-12-2019

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY