WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18-2269

Bill Garrett Davidson County
Batch# 104242 DEEDWARR
06/13/2018 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20180613-0056928

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $265,000.00

Affiant

Subscribed and sworn to before me this 13th day of June, 2018.

Notary Public
My commission expires: 9-20-21

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Derek Heiar	Derek Heiar	093-13-0A-203.00-C
3949 Hwy 135.	3949 Hwy 135.	
Waverly, TN 37185	Waverly, TN 37185	

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 **Steinland LLC, a Tennessee Limited Liability Company** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Derek Heiar, a single man,** 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:

Being Unit No. 203 together with the appurtenant interest in the common elements of Spence Manor Condominium, a horizontal property regime established by Master Deed of record in Book 6794 Page 219 Register's Office for Davidson County, Tennessee said Unit being depicted on the Condominium Site Plan attached as Exhibit A2 to the aforementioned Master Deed to which reference is hereby made.

Being the property conveyed to Steinland, LLC by deed from Chris Thoeny of record in Instrument No. 20080123-0007170 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided by applicable condominium law or the Condominium Declaration and Bylaws recorded in Book 6794, Page 219, but omitting any covenant, condition or restriction, if any,

based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons. The Condominium Declaration and Bylaws also provide that any violation thereof shall not defeat or render invalid the lien of a mortgage or deed of trust made in good faith and for value.

2. Charter for Spence Manor Condominium Association of record in Book 6791 Page 237 and amend in Instrument No. 20011106-0121962 and 20020710-0083218 Register's Office for Davidson County, Tennessee

This property is improved property known as 11 Music Square East, 203, 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 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.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 12 day of June, 2018.

Steinland LLC, a Tennessee Limited Liability Company

By: _____
Burt Stein, Member

COUNTY OF WILLIAMSON

Before me, Sheri Engel of the state and county mentioned, personally appeared Burt Stein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Steinland LLC, the within named bargainor, a Limited Liability Company, and that such Burt Stein as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at Brentwood, Tennessee in Brentwood, TN, this 12 day of June, 2018.

_____
Notary Signature

Printed Name: Sheri Engel

My commission expires: January 5, 2020

SHERI ENGEL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Christopher M Corriveau, do herby make oath that I am a licensed attorney and/or the Custodian of the electronic version of the attached document tendered for registration herewith And that this a true and correct copy of the original document executed and authenticated According to law.

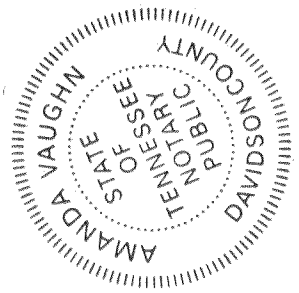
Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature



My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)