Karen Y Johnson Davidson County
Batch# 145704 DEEDWARRSP
09/26/2018 04:01:30 PM 5 pgs
Fees: $28.00 Taxes: $1,609.50
20180926-0095662

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 3rd Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Maher Fawaz David Adams 2905 12th Avenue S. Unit 101 Nashville, TN 37204	Same	118010P10100CO

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, PRACTICAL MASSAGE, LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to MAHER FAWAZ and DAVID ADAMS ("Grantees"), their heirs and assigns (collectively, the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto.

This is improved property located at 2905 12th Avenue S. Unit 101, Nashville, TN 37204.

Said property is conveyed subject to matters shown on Exhibit B attached hereto.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth above), but not further or otherwise.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 24 day of September, 2018.

PRACTICAL MASSAGE, LLC

By: _____
Renee French, President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid Renee French, with whom I am personally acquainted, who acknowledged that she is the president of Practical Massage, LLC, a Tennessee limited liability company, and who further acknowledged that she executed the within instrument on behalf of the limited liability company for the purposes therein contained.

WITNESS my hand, at office, this 26 day of September, 2018.

_____
Notary Public

BRENDA REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON

My Commission Expires:

3/10/19

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $435,000.00.

Sworn to and subscribed before me this 26th day of September, 2018.

Notary Public

My Commission Expires:

11-4-2021

MEMORIE WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 101, as shown in the Declaration of 12th Avenue Owners' Condominium of record in Instrument No. 20110324-0022880, as amended in Instrument No. 20110325-0023142, Instrument No. 20110328-0023786, and corrected by Scrivener's Affidavit of record in Instrument No. 20110330-0024536, Register's Office for. Davidson County, Tennessee (the "Declaration"), to which plan reference is hereby made for a more complete and accurate legal description, together with an undivided interest appurtenant to said Units in all common elements of the property, as described in the Declaration.

Being a part of the property conveyed to Practical Massage, LLC by deed of record as Instrument No. 20131023-0110609, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes for 2018 and thereafter.
2. Subdivision Restrictions, Building Lines and Easements of record in Plat Book 332, Page 10, in the Register's Office of Davidson County, Tennessee.
3. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20080811-0082116, in the Register's Office for Davidson County, Tennessee.
4. Easement to Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20080811-0082119, in the Register's Office for Davidson County, Tennessee.
5. Property Modification of record in Instrument Number 20080908-0091479, in the Register's Office for Davidson County, Tennessee.
6. Grant of Easement of record in Instrument Number 20090108-0002143, in the Register's Office for Davidson County, Tennessee.
7. Matters contained in the Declaration establishing a Horizontal Property Regime of 12th Avenue Residential Condominium of record in Instrument Number 20110324-0022881, Register's Office for Davidson County, Tennessee.
8. Matters contained in the Declaration establishing a Horizontal Property Regime of 12th & Paris Master Condominium of record in Instrument Number 20091006-0093140, Register's Office for Davidson County, Tennessee.
9. Matters contained in the Declaration establishing a Horizontal Property Regime of Paris Building of record in Instrument Number 20091007-0093331, Register's Office for Davidson County, Tennessee.
10. Matters contained in the Declaration establishing a Horizontal Property Regime of 12th Avenue Owner's Condominium of record in Instrument Number 20110324-0022880, amendment No. 1 in Instrument Number 20110325-0023142, amendment No. 2 in Instrument Number 20110328-0023786, corrected in Instrument Number 20110330-0024536, Register's Office for Davidson County, Tennessee.
11. Charter of record in Instrument Number 20091007-0093509 and Instrument Number 201103250023141, in the Register's Office for Davidson County, Tennessee.

25433010.1

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby 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 is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019