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

Karen Y Johnson Davidson County
Batch# 150975 DEEDWARRSP
10/12/2018 08:48:30 AM 6 pgs
Fees: $33.00 Taxes: $1,017.50
20181012-0101228

SPECIAL WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Maven Entertainment Group, Inc. **11 Music Square East, Unit 402** **Nashville, Tennessee 37203**	**(Same)**	**093 13 OA 402.00 CO**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **Liyakat Fruitwala** and wife, **Debora Townsend** (collectively, the "Grantors"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor, in hand paid by **Alicia Allain** (the "Grantee"), 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 Grantee, that certain condominium apartment 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 Grantor in and to common elements, improvements, buildings and fixtures located thereon (collectively, the "Property").

This is improved property commonly known as: **11 Music Square East, Unit 402, Nashville, Tennessee 37203.**

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 Grantee and her heirs, successors and assigns, forever.

The Grantors, for themselves and their heirs, successors and assigns covenants with the Grantee 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 Grantee 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 Grantee and her 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 Grantors as of the 10th day of October 2018.

GRANTORS:

Liyakat Fruitwala by Debora Townsend

Liyakat Fruitwala
By: Debora Townsend, Attorney-in-Fact

Debora Townsend

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Debora Townsend**, the within named bargainor, 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, at office, this 10th day of October 2018.

Notary Public

My commission expires: MAR. 8 2021

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Debora Townsend**, 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 **Liyakat Fruitwala** and acknowledged that she executed the same as the free act and deed of **Liyakat Fruitwala**.

Witness my hand, at office, this 10th day of October 2018.

Notary Public

My commission expires: MAR. 8 2021

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of this property, whichever is greater is $275,000.00.

Affiant

Sworn to and subscribed before me on
this 10th day of October 2018.

Notary Public
My Commission Expires: MAR. 8, 2021

WILLIAM HOGAN, II
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

EXHIBIT A

[*Property Legal Description*]

Land in Davidson County, Tennessee, being Unit No. 402, on the Horizontal Property Regime for Spence Manor Condominiums, as recorded in the Master Deed of record in Book 6794, page 219, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to LF GROUP, INC., a Washington corporation, by deed from CHRIS THOENY and wife, LORI THOENY, of record in Instrument No. 20050616-0068932, dated June 15, 2005, in the Register's Office for Davidson County, Tennessee. Being further conveyed to LIYAKAT FRUITWALA and wife, DEBORA TOWNSEND, by quitclaim deed from LF GROUP, INC., of record in Instrument No. 20170630-0066359, dated June 30, 2017, said Register's Office.

- 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. Master Deed of record in Book 6794, page 219, Book 8546, page 996, and Instrument No. 20040325-0033922, said Register's Office.

- End of Exhibit -

TRUE COPY CERTIFICATION

I, **G. Miller Hogan II**, 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.

Signature

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Yvette D. Arledge, a Notary Public in and for said County and State G. Miller Hogan II, the within named affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15TH day of June 2018.

Notary Public

YVETTE DENISE ARLEDGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2020

My commission expires:_____