WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18-2755

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# 152229 DEEDWARRSP
10/17/2018 04:05:30 PM 6 pgs
Fees: $33.00 Taxes: $943.50
20181017-0103178

SPECIAL WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Brenda Heiar **11 Music Square East, Unit 603** **Nashville, Tennessee 37203**	**(Same)**	**093 13 0A 603.00**

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 Grantors, in hand paid by **Brenda Heiar**, an unmarried woman (the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property 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 Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property").

This is improved property known as: **11 Music Square East, Unit 603, 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 its successors and assigns, forever.

The Grantors, for themselves and their heirs, successors and assigns covenant 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 Grantor but not further or otherwise.

IN WITNESS WHEREOF, this Special Warranty Deed is executed by the Grantors as of the 15TH day of October 2018.

GRANTORS:

Liyakat Fruitwala

Debora Townsend

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Liyakat Fruitwala**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15TH 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**, 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 15TH 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 $255,000.00.

Brenda Spear
Affiant

Sworn to and subscribed before me on
this 15 day of October 2018.

Notary Public
My Commission Expires: 9-20-21

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

EXHIBIT A

[*Property Legal Description*]

Land in Davidson County Tennessee being Unit 603 of Spence Manor Condominiums created under Title 66, Chapter 27, Section 101 et seq. as amended, Tennessee Code Annotated as established by a Master Deed of record in Book 6794, Page 219 in the Register 's Office for Davidson County, Tennessee together with an undivided 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 plat of Spence Manor Condominiums as set forth in the Exhibits to said Master Deed for a more complete identification and description of said Units.

Being the same property conveyed to Liyakat Fruitwala and wife, Debora Townsend by Trustee's Deed from G. Miller Hogan II, in his capacity as Trustee, recorded on the 13th day of January 2004 in Instrument No. 20040113-0005499, in the Register's Office of Davidson County, Tennessee.

- 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. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing SPENCE MANOR Condominium of record in Book 6794, Page 219, Register's Office for Davidson County, Tennessee also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

3. Terms and provisions of by-Laws recorded in Book 6794, Page 260, Register's Office for Davidson County, Tennessee.

4. Charter of Spence Manor Condominium Association, Inc. recorded in Book 6790, Page 237, amended at Instrument Nos. 20011106-0121962 and 20020710-0083218, Register's Office for Davidson County, Tennessee.

- End of Exhibit -

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.

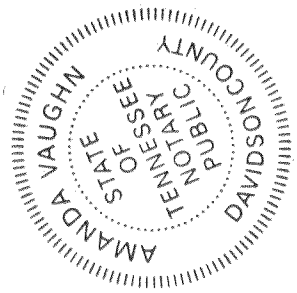
Signature

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)