WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18-2808

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# 152546 DEEDWARRSP
10/18/2018 03:29:30 PM 6 pgs
Fees: $33.00 Taxes: $425.50
20181018-0103658

SPECIAL WARRANTY DEED

Address of new owner as follows:

Derek J. Heiar and Lacey A. Heiar
11 Music Square East, Unit 202
Nashville, Tennessee 37203

Send tax bills to: Derek J. Heiar
Lacey A. Heiar
1813 Beech Ave #4
Nashville TN 37203

Map-Parcel No.

093 13 0A 202.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **Liyakat Fruitwala** and wife, **Debora L. 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 **Derek J. Heiar** and **Lacey A. Heiar** as joint tenants with rights of survivorship (the "Grantees"), 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 Grantees, 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 202, 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 Grantees and their heirs, successors and assigns, forever.

The Grantors, for themselves and their heirs, successors and assigns covenant with the Grantees 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 Grantees 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 Grantees and their 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 L. 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 L. 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 $115,000.00.

Affiant

Sworn to and subscribed before me on
this 1 day of October 2018.

Notary Public
My Commission Expires: 9-20-21

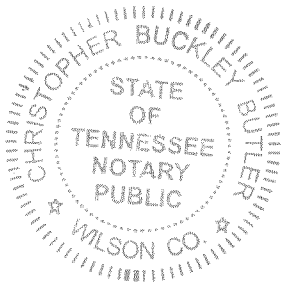


EXHIBIT A

[*Property Legal Description*]

Being a certain condominium unit situated in Davidson County, Tennessee, and being Unit No. 202, together with the appurtenant common elements of Spence Manor Condominium, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed establishing Spence Manor Condominium, of record in Book 6794, page 219, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest 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 buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said units as set forth in said Master Deed. Reference is hereby made to the Site Plan of Spence Manor Condominium, attached as Exhibit to said Master Deed, for a more complete identification and placement of such Unit.

Being the same property conveyed to Liyakat Fruitwala and wife, Debora L. Townsend by Trustee's Deed from G. Miller Hogan II, as Trustee, dated January 8, 2004, recorded January 13, 2004, of record in Instrument No. 20040113-0005497, Register's Office for 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. All matters appearing on the Site Plan attached as Exhibit to the Master Deed establishing Spence Manor Condominium, of record in Book 6794, page 219, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master Deed establishing Spence Manor Condominium, of record in Book 6794, page 219, Register's Office for Davidson County, Tennessee; and as provided in those By-Laws appended thereto; and Appointment of Substitute Trustee of record in Instrument No. 20040325-0033922, said Register's Office.

4. Charter for Homeowners Association of record in Book 6790, page 237; as amended in Instrument No. 20011106-0121962; and in Instrument No. 20020710-0083218, Register's Office for Davidson County, Tennessee.

5. Unrecorded lease agreements, if any, as they may apply. Rights of tenants in possession, if any, as they may apply.

- 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)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY