PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
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Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 186609 **DEEDWARR**
01/22/2019 10:56:24 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20190122-0005936

W & I Ref: (DM) Title No.: 60158

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Liyakat Fruitwala Debora L. Townsend 205 Cheswick Court Nashville, TN 37215	NEW OWNER

TAX MAP PARCEL NUMBERS: 131050C20500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$360,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Janet C. McGaha and Timothy D. McGaha, wife and husband,**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Liyakat Fruitwala and wife, Debora L. Townsend, as tenants in common with rights of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 205 of the Hillsborough Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act as shown on the Plan to the Master Deed of record in Book 6250, page 699, and as further set out in Exhibit "B" to the Master Deed and By-Laws of record in Book 6822, page 721, said Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Janet C. McGaha and Timothy D. McGaha, wife and husband by Warranty Deed from Nora J. James, unmarried, dated September 23, 2011 and recorded on September 26, 2011 of record in Instrument No. 20110926-0074087, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2019, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6250, page 699, and as further set out in Exhibit "B" to the Master Deed and By-Laws of record in Book 6822, page 721, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.

Subject to terms and conditions of storm water detention agreement by and between Hillsborough Harding Joint Venture and the Metropolitan Government of Nashville and Davidson County, Dated September 25, 1985, of record in Book 6702, page 330, said Register's Office. The provisions of the condominium Master Deed of record in Book 6822, page 721, Instrument No. 20121105-0101967, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This instrument is executed on behalf of Timothy D. McGaha by Janet C McGaha pursuant to a Power of Attorney executed by him on the 8th day of January, 2019, of record in Instrument No. 20190122-0005935 Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 205 Cheswick Court, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of January, 2019.

Janet C. McGaha

Janet C. McGaha

Timothy D. McGaha by Janet C. McGaha Attorney-In-Fact

Timothy D. McGaha by Janet C. McGaha, Attorney-In-Fact

Attorney-In-Fact

State of Tennessee

County of Davidson

On this 9th day of January, 2019, before me the undersigned authority, personally appeared **Janet C. McGaha**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Janet C McGaha** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Timothy D. McGaha**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 9th day of January, 2019.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $360,000.00.

Affiant

Sworn and subscribed before me this 9th day of January, 2019.

Notary

My Commission Expires: 2-25-19

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT "A"

To

Warranty Deed

FROM: Janet C. McGaha and Timothy D. McGaha, wife and husband,

TO: Liyakat Fruitwala and Debora L. Townsend

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Janet C. McGaha

Janet C McGaha, Affiant

Sworn to and subscribed before me this 9th day of January, 2019.

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022