Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-SB-VLES-20-11-307

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-9373-MC

Karen Johnson Davidson County
Batch# 509569 DEEDWARR
11/05/2020 04:05:54 PM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20201105-0130207

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of November, 2020.

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
GTB Management LLC 2002 Castleman Drive Unit 1 Nashville, TN 37215	New Owner	093-13-0A-307.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Derek J. Heiar, a single man** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GTB Management LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 307 of Spence Manor Condominiums created under Title 66, Chapter 27, Section 101, et seq. as amended, Tennessee Code Annotated as established by Master Deed of Record in Book 6794 Page 219, as amended in instrument No. 20040325-0033922 Register's Office for Davidson County, Tennessee together with undivided percentage interest in the common elements appurtenant to said unit as set forth In exhibit A-1 of said Master's Deed. Reference is hereby made for the Plat of Spence manor Condominium as set forth In exhibit A-2 of said Master Deed for a more complete identification and description of said unit.

Being a portion of the same property conveyed to Derek J. Heiar, a single man by Warranty deed from Kimberly J. Kerney, married of record in Instrument No. 20190627-0062358 Register's Office for Davidson County, Tennessee, dated June 26, 2019 and recorded on June 27, 2019.

This is ☒ improved or ☐ unimproved property located at: **11 Music Square East, #307, Nashville, TN 37203.**

This conveyance is made subject to 1) Property taxes for the year 2021 taxes, not yet due and payable and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of November, 2020.

GRANTOR:

Derek J. Heiar

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Derek J. Heiar, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of November, 2020.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11/3/2020