THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 13060073**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: ~~$192~~,000.00. Affiant Subscribed and sworn to before me, this18th day of June, 2013. Notary Public My Commission Expires: 1-9-16

JAMES A. WAECHTER TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

BILL GARRETT, Davidson County
Trans:T20130054265 DEEDWARR
Recvd: 06/26/13 13:44 2 pgs
Fees:13.00 Taxes:1820.40

20130626-0065807

WARRANTY DEED

Address New Owner: Beau Lintereur 1815 Capers Ave Nashville TN 37212	Send Tax Bills To: ~~New Owner~~ Wells Fargo Bank P.O. Box 11701 Newark, NJ 07101-4701	Tax Information: Tax Parcel ID No. 104080H00300CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sanat Sanghani and wife, Vina Sanghani** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Beau Lintereur, an unmarried person** ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being all of Unit No. 3 of the Horizontal Property Regime known as Commodore Capers Townhomes, created by that certain Master Deed and By Laws of record as Instrument No. 20030811-0114231, amended at Instrument No. 20071121-0136450, Register's Office for Davidson County, Tennessee, together with all rights in the common elements of Commodore Capers Townhomes which accrue to the owners of such units.

Being the same property conveyed to Sanat Sanghani and wife, Vina Sanghani by Warranty Deed from Craig S. Hodges, recorded on the 27th day of July, 2005 in Instrument No. 20050727-0087327, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing COMMODORE CAPERS TOWNHOMES of record in Instrument No. 20030811-0114231, as amended by instrument(s) of record in Instrument No. 20071121-0136450; 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.

Agreement for Dedication of Easement recorded at Instrument No. 20031212-0178266.

This is improved property located at 1815 Capers Ave Nashville TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 18th day of June, 2013.

Sanat Sanghani by Neil Sanghani
Attorney in Fact
Sanat Sanghani

Vina Sanghani by Neil Sanghani
Attorney in Fact
Vina Sanghani

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Neil Sanghani,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Sanat Sanghani and Vina Sanghani,** the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of June, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014