Davidson County DEEDWARR
Recvd: 11/20/15 14:24 4 pgs
Fees:23.00 Taxes:3145.00
20151120-0118065

#32642

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32642-08-2015** **Record & Return To:** **First Title and Escrow Company, Inc.** **3811 Bedford Avenue, Ste. 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $850,000.00. Robert C Fesmire Affiant Subscribed and sworn to before me this 20th day of November, 2015. Notary Public My Commission Expires:

GERALD S. PATTERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2016

WARRANTY DEED

Address New Owner: Fesmire Properties, LLC 105 Heady Drive Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 129 08 0 084 00

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, **Sylvia Dapena, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Fesmire Properties, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is property located at 6200 Highway 100, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

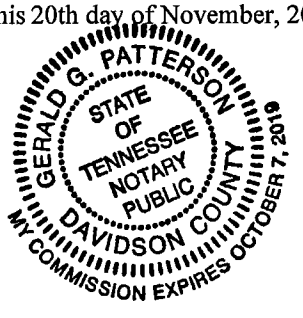
IN WITNESS WHEREOF, Grantor has executed this instrument on the 20th day of November, 2015.

Sylvia Dapena

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Sylvia Dapena**, 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 20th day of November, 2015.



Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being the northerly 100 feet of Lot No. 9 and the southerly 50 feet of Lot No. 10 of Block "C" on the map of Highlands of Belle Meade No. 2, as of record in Book 547, page 159, Register's Office for the said County, and shown on the revised plan of Highlands of Belle Meade No. 2, as of record in Book 843, page 18 said Register's Office.

Said parts of said lots adjoin and front together 150 feet on the westerly side of State Highway 100 and run back between parallel lines 250 feet to easterly right-of-way line of the N.C. and St. L. Railroad.

Being the same property conveyed to Bautista Dapena and wife, Carmen Dapena, by deed dated September 28, 1978 from Thomas R. Mathias of record in Book 5343, page 820, Register's Office for Davidson County, Tennessee. Carmen Dapena having since died on June 15, 2005. By Quitclaim Deed dated August 28, 2009 of record in Instrument No. 20090904-0083689, Register's Office for said County, Bautista Dapena conveyed subject property to Jeffrey W. Blackshear, Trustee for the express purpose of making a re-conveyance to create a tenancy by the entirety with right of survivorship. Jeff Blackshear, Trustee further conveyed subject property to Bautista Dapena and wife, Sylvia Dapena, as tenants by the entirety with right of survivorship. Bautista Dapena died on April 1, 2015 leaving Sylvia Dapena as surviving tenant by the entirety. See Affidavit of Heirship of record in Instrument No. 20150429-0038108.

This conveyance is made subject to:

1. 2015 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 547, page 159, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 843, page 18, Register's Office for Davidson County, Tennessee.
4. Temporary Easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 11317, page 402, Register's Office for Davidson County, Tennessee.
5. Easement granted to U.S. Sprint Communications Company of record in Instrument No. 20140114-0003778, Register's Office for Davidson County, Tennessee. Affidavit of record in Instrument No. 20140416-0031703.
6. Title to that portion of the subject property embraced within the bounds of any roads, highways, or public rights-of-way.
7. Title to that portion of the premises embraced within the bounds of the charter right-of-way of the Louisville & Nashville Railroad.
8. Letter from the Metropolitan Government Department of Codes recorded in Instrument No. 20150910-0092067, Register's Office for Davidson County, Tennessee.
9. State and County taxes for the year 2016, a lien, but not yet due and payable. Map and Parcel No. 129 08 0 084 00.

True Copy Certification

I, KELLY E. COX, do hereby 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 is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GERALD G. PATTERSON, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

