BILL GARRETT, Davidson County
Trans:T20160041881 DEEDWARR
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Fees:13.00 Taxes:540.20
20160518-0049849

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 16047490

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $146,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of May, 2016.

Notary Public
My Commission Expires: 3-6-18

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mehta Associates of TN, LLC 867 W Homestead Rd. Sunnyvale, CA 94087	New Owner	Tax Parcel ID No. 173-5-A-33.00 CO

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, **Angela Facciponte, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mehta Associates of TN, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being all of Lot No. 33 (Thirty Three) on the Plan of Barnes Crossing, Phase I, A Planned Unit Development, according to plat and survey as shown on Exhibit A of said Master Deed of record in Instrument Number 20050721-0084791, in Instrument Number 20050805-0092840, and in Instrument Number 20051114-0136938, and further amended in Instrument Number 20071227-0147998; of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Angela Facciponte, an unmarried woman by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, recorded on the 23rd day of February, 2010 in Instrument No. 20100223-0013708, 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 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the Boundary Plat recorded in Instrument No. 20050128-0010427.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BARNES CROSSING of record in Instrument No. 20050721-0084791, re-recorded at Instrument No. 20050805-0092480 , as amended by instrument(s) of record in Instrument Nos. 20051114-0136938 and 20071227-0147998.

Easement for Right-of-way, recorded in Instrument Nos. 20050721-0084791 and 20050811-0095171.

Easement for Comcast Nashville I, LLC, recorded in Instrument No. 20131021-0109630.

This is improved property located at 1836 Shaylin Loop Antioch TN 37013-8404

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 14 day of May, 2016.

Angela Facciponte by Charles D. Facciponte attorney in fact
Angela Facciponte
By: Charles D. Facciponte, attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charles D. Facciponte,** 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 Angela Facciponte,** of 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 14 day of May, 2016.

Guisela J Orellana
Notary Public

My Commission Expires: 6/24/2019

GUISELA J. ORELLANA
Notary Public
STATE OF TEXAS
My Comm. Exp. 06-24-19

GUISELA J. ORELLANA
Notary Public
STATE OF TEXAS
My Comm. Exp. 06-24-19