BOOK 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160054229 DEEDWARR
Recvd: 06/24/16 14:57 2 pgs
Fees: 13.00 Taxes: 394.05
20160624-0064877

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $106,500.00.

Christina Gatto
Affiant

Subscribed and sworn to me on June 24, 2016.

Todd A. Bricker
NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires 9-19-2017

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29478SPA

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Sai Kupa General Partnership 2521 Elm Hill Pike Nashville, TN 37214	SAME AS NEW OWNER	108 07 0B 140.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Christina Gatto and Branden Mathena, both unmarried persons, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Sai Kupa General Partnership, a Tennessee Limited Partnership, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 140, Building 5, of Timber Lake Condominium, a Condominium, a Horizontal Property Regime, located on Timberway Drive, Nashville, Tennessee, as shown on the plat of Timber Lake Condominium, Condominium Apartments, established and described in a Master Deed record in Book 6549, page 475 as corrected in Book 7153, page 617, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Timber Lake Condominium, Condominium Apartments contained in the Master Deed recorded in Book 6549, paged 475, as corrected in Book 7153, page 617 and By-Laws appended thereto as Exhibit "B", Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part thereof the same as though copied herein.

Being the same property conveyed to Christina Gatto and Branden Mathena, by Warranty Deed dated July 18, 2014, from Rickey D. Self, of record as Instrument No. 20140711-0061186, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County taxes which have been paid by the Grantor and prorated by the parties OR which have been prorated by the parties and assumed by the Grantee(s).
2. All Matters appearing on the boundary plat of record in Book 6250, page 219, Register's Office for Davidson County, Tennessee.

3. Terms, provision, covenants, conditions, restrictions, easements, charges, assessments and lien provided in the Master Deed Establishing Timber Lake Condominium, of record in Book 6549, page 475; as clarified in Book 6561, page 141; and as corrected in Book 7153, page 617; Register's Office for Davidson County, Tennessee; and as provided in those By-Laws appended thereto; but omitting any covenants, condition or restriction, if any, based on race, color, religion, sex, handicap; familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
4. Charter for Homeowners Association of record in Book 6546, page 947, Register's Office for Davidson County, Tennessee.
5. Easement for sanitary sewers and/or storm drainage of record in Book 5856, page 80, Register's Office for Davidson County, Tennessee.
6. Easement for Television Cable of record in Book 6587, page 204, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 241 Timberway Drive, Nashville, TN 37214.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my/our hand(s) this 24th day of June, 2016.

Christina Gatto

Branden Mathena

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Christina Gatto and Branden Mathena to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on June 24, 2016.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 8-11-2017