THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16057621**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $369,900.00. Affiant Subscribed and sworn to before me, this 30th day of June, 2016. Notary Public My Commission Expires:

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

BILL GARRETT, Davidson County
Trans:T20160056395 DEEDWARR
Recvd: 07/01/16 10:53 2 pgs
Fees:13.00 Taxes:1368.63
20160701-0067530

WARRANTY DEED

Address New Owner: Carly Frensley 1516 B STRAIGHTWAY AVE Nashville, TN 37206-2212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 072140J00200CO

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, **Christopher Casciotta and wife, Kelly Casciotta** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Carly Frensley, an unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit B of 1516 Straightway Avenue, a Horizontal Property Regime with Private Elements, as established by the Declaration of Covenants, Conditions and Restrictions for 1516 Straightway Avenue, recorded April 22, 2014, of record in Instrument Number 20140422-0033874, in the Register's Office for Davidson County, Tennessee, together with the unit's undivided percentage interest in and to the limited and/or common elements appurtenant to the unit.

Being a portion of the same (re-platted) property conveyed to D218, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated April 19, 2013 and recorded April 24, 2013, of record in Instrument Number 20130424-0040623, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christopher Casciotta and wife, Kelly Casciotta by Warranty Deed from D218, LLC, a Tennessee Limited Liability Company, recorded on the 12th day of November, 2014 in Instrument No. 20141112-0103926, 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 plat of DR. E.T. BROWN'S SUBDIVISION OF LOTS 21-26 BROWNSVILLE ADDITION, as recorded in Plat Book 332, Page(s) 91.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140422-0033874.

This is improved property located at 1516 B STRAIGHTWAY AVE Nashville, TN 37206-2212.

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 30th day of June, 2016.

Christopher Casciotta

Kelly Casciotta

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher Casciotta and Kelly Casciotta, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2016.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017