Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #16-1278

BILL GARRETT, Davidson County
Trans:T20160065889 DEEDWARR
Recvd: 08/01/16 12:31 2 pgs
Fees:13.00 Taxes:606.80
20160801-0079045

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bradley Tanner and Amy Kathryn Tanner, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Mehta Associates of TN, LLC, a Tennessee Limited Liability Company,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Unit No. 58, Plan of Townhomes of Shadow Glen as shown on Exhibit "A1" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248, Register's Office for Davidson County, Tennessee, as corrected by Surveyor's Certificate of Correction in Instrument No. 20040720-0086706, corrected in Instrument No. 20040317-0030572, supplemented in Instrument No. 20040713-0083179, corrected in Instrument No. 20040702-0086707, further supplemented in Instrument No. 20041021-0126776, Instrument No. 20041025-0128065, Instrument No. 20050118-0005927, Instrument No. 20050317-0029206, Instrument No. 20050425-0045905, Instrument No. 20050520-056887, Instrument No. 20051007-0121715, Instrument No. 20051107-0134921, Instrument No. 20051207-0147464 and Instrument No. 20060124-0009112, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bradley Tanner, an unmarried man by deed from Paolo Fonda, unmarried, dated October 19, 2009, of record as Instrument No. 20091026-0098626, Register's Office for Davidson County, Tennessee. Bradley Tanner is now married to Amy Kathryn Tanner and she joins in this conveyance to convey any and all marital interest in the property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 102 Shadow Glen Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 28th day of July, 2016.

Bradley Tanner

Amy Kathryn Tanner

State of Tennessee)
County of Davidson)

On this 28th day of July, 2016, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Bradley Tanner and Amy Kathryn Tanner, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 164,000.00.**

Affiant

Sworn and subscribed before me on this the 28th day of July, 2016.

Notary Public

My Commission Expires: 3-6-18

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

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Mehta Associates of TN, LLC 102 Shadow Glen Drive Nashville, TN 37211	NEW OWNER 867 W. Homestead Road Sunnyvale, CA 94087	161-16-A-058.00