WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160068235 DEEDWARR
Recvd: 08/08/16 10:54 2 pgs
Fees:13.00 Taxes:767.75

20160808-0082051

J-BT-16-9030-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sanithi OM, LLC	**New Owner**	
(NAME)	(NAME)	**173-09-0A-528.00-CO**
4598 Terra Place		
(ADDRESS)	(ADDRESS)	
San Jose, CA 95121		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RAHEL M. KLAPHEKE, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SANITHI OM, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 433 on the Plan of Lenox Village, Phase Seven of record in Plat at Instrument No. 20051028-0130418, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rahel M. Klapheke, an unmarried woman by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20061229-0160933 Register's Office for Davidson County, Tennessee, dated December 27, 2006 and recorded on December 29, 2006 and Re-recorded on February 01, 2007 in Instrument No. 20070201-0013560. (Value of consideration shown in aforementioned deed $184,900.00.)

This conveyance is subject to:
- Taxes for the year 2016, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20051028-0130418, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020315-0032826, as supplemented by Instrument No. 20060321-0032383, Register's Office for Davidson County, Tennessee, but omitting any covenant, 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
- Charter of record in Instrument Number 20020412-0045831, in the Register's Office for DavidsonCounty, Tennessee.
- Easement(s) of record in Instrument Number 20010918-0100849, Instrument No. 20010918-0100851 and 20041229-0154223, in the Register's Office for DavidsonCounty, Tennessee.
- Master Deed of record in Instrument Number 20020315-0032825, as supplemented by Instrument No. 20060321-0032382, in the Register's Office for DavidsonCounty, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **9030 Rigden Mill Drive , Nashville, Tennessee 37211-8650**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 the 2nd DAY OF AUGUST, 2016.

Rahel M. Klapheke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAHEL M. KLAPHEKE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of August, 2016.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212