STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $145,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28th day of February, 2019.

NOTARY PUBLIC

My commission expires: 4-13-22

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Karen Johnson Davidson County
Batch# 201437 DEEDWARR
03/04/2019 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $536.50
20190304-0019471

THIS INSTRUMENT PREPARED BY

BT Birthright Title, LLC

2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Patrick VanDeven and Elizabeth Van Deven	NTFN, Inc.	108-07-0B-140.00 CO
(NAME)	(NAME)	
241 Timberway Drive	700 State Highway 121 Bypass, Ste. 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Lewisville, TX 75067	

Warranty Deed

For and in Consideration of the sum of $145,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **SAI KUPA General Partnership, a Tennessee limited partnership,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Patrick VanDeven and Elizabeth Van Deven, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 140, Building 5 , on the Horizontal Property Regime for Timber Lake Condominium, as recorded in the Master Deed of record in Book 6549, page 475 and corrected in Book 7153, page 617 , Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to SAI KUPA GENERAL PARTNERSHIP, A TENNESSEE LIMITED PARTNERSHIP, by deed from CHRISTINA GATTO AND BRANDEN MATHENA, BOTH UNMARRIED PERSONS, of record in Instrument No. 20160624-0064877 and corrected in Instrument No. 20160819-0087206, dated June 24, 2016 , said Register's Office.

This property is __unimproved _X_improved property known as: 241 Timberway Drive, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the

premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 28th day of February, 2019.

SAI KUPA General Partnership, a Tennessee limited partnership

BY: Jayesh D Patel, Trustee of the Patel Family Trust, Partner
Jayesh D. Patel, Trustee of the Patel Family Trust, Partner

BY: MDP PARTNERS
Mahesh D. Patel, Partner

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jayesh D. Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself as Trustee of the Patel Family Trust, Partner of the SAI KUPA General Partnership, a Tennessee limited partnership, and in his capacity as such Trustee, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of February, 2019.

Tammy Duncan
Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mahesh D. Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself as Partner of the SAI KUPA General Partnership, a Tennessee limited partnership, and in his capacity as such Partner, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of February, 2019.

Tammy Duncan
Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-2019

(SEAL)

