WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $424,000.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF December, 2008

Notary Public

MY COMMISSION EXPIRES: 9/3/12

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC ADAM EARL ROSE DAVIDSON COUNTY, TN

G-VRE-08-2113

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Waddah Katrangi	Waddah Katrangi	
2113 A 10th Avenue South	(NAME) 2113 A 10th Avenue South	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37204	105-13-G-3.00 CO
(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 considerations, the receipt of which is hereby acknowledged, we CASA DEVELOPMENTS, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WADDAH KATRANGI, hereinafter called the Grantee(s), their heirs 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 UNIT 2113-A, THE SQUARE AT TENTH TOWNHOMES, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT 20071211-0142951, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING PART OF THE SAME PROPERTY CONVEYED TO CASA DEVELOPMENTS, LLC BY WARRANTY DEED FROM ODESSA SETTLES AND THE HEIRS AT LAW OF WALTER J. SETTLES RECORDED DECEMBER 4, 2006 IN INSTRUMENT NO. 20061204-0149221, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EASEMENTS AND/ OR RESTRICTIONS OF RECORD, INCLUDING THOSE OF RECORD IN BOOK 21, PAGE 148; BOOK 421, PAGE 10; AND INSTUMENT NUMBERS 20071211-0142951; AND 20070201-0013561, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 2113 A 10th Avenue South, Nashville, Tennessee 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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.

Davidson County DEEDWARR
Recvd: 12/12/08 10:02 2 pgs
Fees:13.00 Taxes:1568.80

20081212-0119627

Witness my/our hand(s) this 10th day of December, 2008.

Casa Developments, LLC

BY: _____

Cory McClain, Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 10th day of December, 2008, before me personally appeared Cory McClain, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Member of Casa Developments, LLC, the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th day of December, 2008.

_____

Notary Public

My Commission Expires: 9/3/12

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Ruby Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903