THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: Roger Henry LaGreca, Grantors
TO: Sina Iranmanesh, Grantees

WARRANTY DEED

Address New Owner: Numbers	Send Tax Bills to:	Map/Parcel
Sina Iranmanesh 1803 Broadway Unit 624 Nashville, TN 37203	Same as Owner	92-16-D-624.00 CO

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $165,000.00.

Affiant

Subscribed and sworn to before me this the 11th day of June, 2009.

My commission expires: 5/8/2012

NOTARY PUBLIC

PATRICIA G. HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, I, **Roger Henry LaGreca**, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Sina Iranmanesh**. hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A condominium apartment unit located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit No. 624 of the Bristol on Broadway, A condominium Development, as set out in the Master Deed of record as Instrument No. 20050517-0055639 in the Register's Office for Davidson County, Tennessee, together with all right, title and interest relating to said unit as prescribed and set forth in said Master Deed, and all recorded amendments and exhibits thereto, which by this reference are incorporated herein and made a part thereof.

TOGETHER with a .42% interest inn the common elements as provided for in said Master Deed.

TOGETHER WITH parking stall #209.

BILL GARRETT, Davidson County
Trans:T20090045828 DEEDWARR
Recvd: 07/08/09 10:22 2 pgs
Fees:13.00 Taxes:610.50
20090708-0063747

BEING the same property conveyed to Roger Henry LaGreca by Bristol on Broadway, L.P., A Tennessee limited partnership, by Deed recorded March, 28, 2006 in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, set back lines, declarations, rights-of-way and easements of record, (4) building restrictions, and (5) other matters of public record.

County and/or City taxes for the year 2009, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 1803 Broadway Unit 624, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and defend the title to the said land to the said Grantees, 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 11th day of June, 2009.

"GRANTORS"

Roger Henry LaGreca by Vickie Jacobson, attorney in fact

Roger Henry LaGreca by Vickie Jacobson,
Attorney In Fact

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Vickie Jacobson,, the bargainor/s with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the attorney-in-fact for Henry Roger LaGreca, and who further acknowledged that she executed the within instrument for the purposes therein contained by signing his name as attorney-in-fact.

WITNESS my hand and official seal at Brentwood, Tennessee this 11th day of June, 2009.

My commission expires: 5/8/2012

Notary Public

PATRICIA C. HODGE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

[Seal]

My Commission Expires