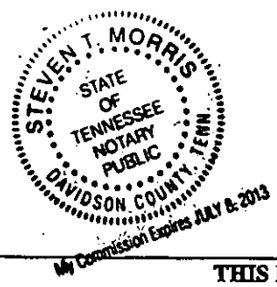
BILL GARRETT, Davidson County
Trans:T20100063363 DEEDWARR
Recvd: 10/06/10 13:13 2 pgs
Fees:13.00 Taxes:499.50
20101006-0080091

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $135,000.00 Affiant Subscribed and sworn to before me, this the 30th day of September, 2010. Notary Public My commission expires: JULY 8, 2013

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Katherine Allen	F+M BANK	Map: 103-16-0-E
3901 Whitland Ave # 32	10 CADILLAC WAY, #100	Parcel: 32.00CO
Nashville, TN 37205	BRENTWOOD, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MORGAN GARDAI AND AMIR M. ABTAHI, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHERINE ALLEN, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 32 of Whitland Place Condominiums, a Condominium, a Horizontal Property Regime, located on Whitland Avenue, Nashville, Tennessee, as shown on the plat of Whitland Place Condominiums, Condominium apartments, recorded in Plat Book 5200, page 597, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6131, page 722, and Appointment of Substitute Trustee of Master Deed of record in Book 9651, page 322, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Whitland Place Condominiums, Condominium Apartments contained in the Master Deed recorded in Book 6131, page 722, and Appointment of Substitute Trustee of Master Deed of record in Book 9651, page 322, and By-Laws recorded in Book6131, page 753, Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Morgan Gardai, unmarried and Amir M. Abtahi, unmarried, as tenants in common, by Warranty Deed from Andrew D. Martin, of record in Instrument No. 20070502-0052314, Register's Office for Davidson County, Tennessee, dated April 27, 2007.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3901 Whitland Ave # 32, Nashville, TN 37205.

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), his/her/their heirs

and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of September, 2010.

M. Gardai
Morgan Gardai

A. Abtahi by M. Gardai his Attorney-in-fact
Amir M. Abtahi by Morgan Gardai as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 30th day of September, 2010.

ELISA ANDREWS
Notary Public State of Utah
My Commission Expires on:
August 26, 2014
Comm. Number: 600552

Notary Public

My Commission Expires: AUGUST 26, 2014

State of Utah)
County of SALT LAKE)
Subscribed and sworn to before me on this 30
day of SEPTEMBER in the year 2010

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of September, 2010, before me personally appeared Morgan Gardai, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Amir M. Abtahi as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Amir M. Abtahi.

Witness my hand and seal this 30th day of September, 2010.

ELISA ANDREWS
Notary Public State of Utah
My Commission Expires on:
August 26, 2014
Comm. Number: 600552

Notary Public

My Commission Expires: AUGUST 26, 2010

State of Utah)
County of SALT LAKE)
Subscribed and sworn to before me on this 30
day of SEPTEMBER in the year 2010

Notary Public