WARRANTY DEED

R-VRES-13-2113B

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

Subscribed and sworn to before me, this 4th DAY OF February, 2013

Notary Public

MY COMMISSION EXPIRES: 5-2014
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Joseph Hartnett	BancorpSouth Bank	
2113 B 10th Avenue South (ADDRESS)	PO Box 3356 (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Tupelo, MS 38803-3356 (CITY) (STATE) (ZIP)	105-13-0G-004.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid 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 CHRISTOPHER JOSEPH HARTNETT, MARRIED, 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 NO. 2113B, THE SQUARE AT TENTH TOWNHOMES, ESTABLISHED UNDER DECLARATION AND MASTER DEED OF RECORD IN INSTRUMENT NUMBER 20071211-0142951, 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 A PORTION OF THE SAME PROPERTY CONVEYED TO CASA DEVELOPMENTS, LLC BY DEED FROM ODESSA SETTLES (TRACT 1) AND THE HEIRS AT LAW OF WALTER J. SETTLES (TRACT 2) OF RECORD AT INSTRUMENT NO. 20061204-0149221, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 30, 2006 AND RECORDED ON DECEMBER 4, 2006.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN INSTRUMENT NUMBER 20070201-0013561; INSTRUMENT NUMBER 20071211-0142951; PLAT BOOK 421, PAGE 10; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 2113 B 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.

BILL GARRETT, Davidson County
Trans:T20130011158 DEEDWARR
Recvd: 02/08/13 14:45 2 pgs
Fees:13.00 Taxes:1572.50
20130208-0013451

Witness my/our hand(s) this 4th day of February, 2013.

Casa Developments, LLC

BY: _____
John Carter, Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 4th day of February, 2013, before me personally appeared John Carter, 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 4th day of February, 2013.

_____
Notary Public

My Commission Expires: 5-20-14

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903