WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-9-16 (AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

R-VRES-13-2111A

BOX 50-B

PREPARED BY: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE TN 37203

RETURN TO: THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sara Paige Browning (NAME)	FRANKLIN American Mtg (NAME)	
2111A 10th Avenue South (ADDRESS)	501 CORPORATE CTR Dr #400 (ADDRESS)	105-13-0G-001.00-CO
Nashville, TN 37204 (CITY) (STATE) (ZIP)	FRANKLIN, TN 37067 (CITY) (STATE) (ZIP)	

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 **SARA PAIGE BROWNING, A SINGLE WOMAN,** 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. 2111A ON THE PLAN OF 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 WARRANTY DEED FROM ODESSA SETTLES (TRACT 1) AND THE HEIRS-AT-LAW OF WALTER J. SETTLES (TRACT 2) OF RECORD AT INSTRUMENT NO. 20061204-0149221, DATED NOVEMBER 30, 2006 AND RECORDED ON DECEMBER 04, 2006, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

This is
( ) unimproved
(X) improved
property known as **2111A 10th Avenue South Nashville, Tennessee 37204**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans: T20130059193 DEEDWARR
Recvd: 07/11/13 14:05 2 pgs
Fees: 13.00 Taxes: 1628.00
20130711-0071920

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.

Witness my/our hand(s) this 9th day of July, 2013.

Casa Developments, LLC

By: _____, MEM
Alessandro Rustioni, Authorized Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 9th day of July, 2013, before me personally appeared Allessandro Rustioni, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Member of Casa Developments, LLC, the within named bargainor, a corporation, and that he as such Authorized Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th day of July, 2013.

_____
Notary Public

My Commission Expires:

LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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Rudy Title & Escrow
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Nashville, TN 37212