Bill Garrett Davidson County
Batch# 117983 DEEDWARR
07/18/2018 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20180718-0069970

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July, 2018.

Notary Public
MY COMMISSION EXPIRES: 1-26-19
File No. G18-2251D

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Harry M. Sullivan, III, a married man (NAME)	United Shore Financial SPLIT (NAME)	105-13-0G-003.00-CO
2113 10th Ave South (STREET ADDRESS)	585 S Blvd E (STREET ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Pontiac MI 48341 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, I, **Waddah Katrangi, a married man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Harry M. Sullivan, III, a married man**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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 No. 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 the same property conveyed to Waddah Katrangi by deed from Casa Developments, LLC, dated December 10, 2008, of record by Instrument No. 20081212-0119627, Register's Office for Davidson County, Tennessee.

Rae Hafezjoins in this conveyance for the purpose of conveying any interest he or she may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 21, page 148 and revised in Book 421, page 10, Register's Office for Davidson County, Tennessee.
2. Master Deed as recorded by Instrument No. 20071211-0142951, Register's Office for Davidson County, Tennessee.
3. Easement (Driveway) by Instrument No. 20070201-0013561, Register's Office for Davidson County, Tennessee.
4. Articles of Organization (Casa Development, LLC) by Instrument No. 20060726-0080276, 20060926-0119146, 20070119-0007814, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is Improved property, known as 2113 10th Ave South, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 16th day of July, 2018.

Waddah Katrangi — July 16, 2018 Date

Rae Hafez — July 16, 2018 Date

STATE OF Arizona
COUNTY OF Maricopa }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Waddah Katrangi and Rae Hafez,husband and Wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 16th day of July, 2018.

My Commission Expires: 4/29/20

Notary Public

CHEYENNE CREECH
Notary Public - Arizona
Maricopa County
My Comm. Expires Apr 29, 2020

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

WJK

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY