Record 1st

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/13/06 16:20 2 pgs
Fees:13.00 Taxes:157.25
20060113-0005715

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$42,500.00.**

Affiant

Subscribed and sworn to before me this 12 day of Jan., 2006

Notary Public

My Commission expires: 11-14-09

(Affix Seal)

DAPHNE M. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Ilze Platais	First Franklin, a division of National City Bank	081-10-0-071.00
2601 Delk Avenue	of IN 150 Allegheny Center Mall	
Nashville, TN 37208	Pittsburgh, PA 15212	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Joan Gadler, a single person**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ilze Platais**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 20 on the plan of Normal Heights, Section One, of record in Book 2331, page 21, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joan Gadler, a single person, by deed from Craighead Development, LLC, on June 7, 1999, of record in Book 11523, page 62, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2006 in and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 081-10-0-071.00.
- Subject to all matters as shown on the Plan of record in Book 2331, page 21, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2337, page 497, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2601 Delk Avenue, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this January 13, 2006.

Joan Gadler

Joan Gadler

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Joan Gadler, a single person** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 13, 2006

My commission expires 11-14-09

Daphne M. Davis
Notary Public

