WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/30/06 14:13 2 pgs
Fees:13.00 Taxes:477.30

20060130-0011418

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ilan David	New Owner	092-02-0/132.00
(NAME)	(NAME)	
6547 W 83rd Street		
(ADDRESS)	(ADDRESS)	
Los Angeles, CA 90045		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, Edwin Smith, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ilan David and wife, Mika David,** 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 Lot No. 12 in Dr. O.H. Manees' Subdivision as of record in Book 57, page 89 Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description there of.

Being the same property conveyed to Edwin Smith from Lester C. McClain by Deed dated June 30th, 2004 and filed for record in Instrument No. 20040712-0082601 Register's Office of Davidson County, Tennessee.

Subject to any and all matters appearing on the plan of record in Plat Book 57, page 89 Register's Office of Davidson County, Tennessee.

This Conveyance is subject to any and all zoning regulation, building restrictions and setback lines if any easements and rights of way for public utilities.

The 2006 County Taxes have been prorated and assumed by the Grantees.

unimproved ☐

This is improved ☒ property, known as 2710 Meharry, Nashville, TN 37208

(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 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. 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 hand this 25th day of January, 2006.

Edwin Smith

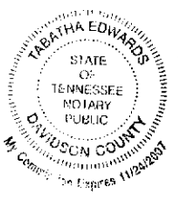
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, the within named Edwin Smith the bargainor (s), with whom I am personally acquainted or proved to me on the basis ofsatisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of January, 2006.

Commission expires:



Tabatha Edwards Notary Public

After Recording Return To
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
05TN08171