Davidson County DEEDWARR
Recvd: 04/11/06 11:21 2 pgs
Fees:13.00 Taxes:403.30

20060411-0041594

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
06TN00955

WARRANTY DEED

ERINN K. MARKHAM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$109,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 30th day of March, 2006

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Romem Gilady **1414 23rd Avenue North** **Nashville, TN 37208**	American Brokers Conduit 538 ~~Melville Rd~~ Broadhollow Rd Melville, NY 11797	**081-15-624**

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 HEREBY ACKNOWLEDGED, WE,

ANNT, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Romem Gilady and wife, Kristine Gilady

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:

A tract of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 150 on the Plan of S.A. Champion's Subdivision of certain lots in Harding Addition, as of record in Book 161, Page 132, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to ANNT, LLC, a Tennessee limited liability company, by Quit Claim Deed from Rupert A. Francis and wife, Beverley A. Francis, a/k/a Beverly A. Francis, dated 07/27/04 and recorded 08/27/04 in Book Instrument # 20040827-0103742 and corrected in Instrument No 20060411-0041593, and also being the same property conveyed to Rupert A. Francis and wife, Beverly A. Francis by Warranty Deed from TRL, Inc., a Tennessee Corporation, d/b/a TRL Construction Company, dated 03/16/89 and recorded 03/22/89 in Book 7798, Page 785, as corrected in an Affidavit of Scrivener's Error of record dated 02/07/05 and recorded 03/09/05 in Instrument # 20050309-0026076, Register's Office for Davidson County, Tennessee.

Unimproved ( )

This is improved (X) property known as **1414 23rd Avenue North, Nashville, TN 37208**

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 our hands this 30th day of March, 2006.

Rupert A. Francis, CEO

ANNT, LLC, a Tennessee limited liability company

Beverley A. Francis, Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ANNT, LLC, a Tennessee limited liability company the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this 30th day of March, 2006.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Rupert A. Francis and Beverley A. Francis with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Chief Executive Officer and Secretary respectively of the ANNT, LLC, a Tennessee limited liability company the within named bargainor, and corporation, and that they as such Chief Executive Officer and Secretary being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Rupert A. Francis as such Chief Executive Officer and Beverley A. Francis as such Secretary, and attesting the same by the said Rupert A. Francis as Chief Executive Officer and Beverley A. Francis as such Secretary.

Witness my hand and official seal at office at Brentwood TN, ~~Florida~~ this 30th day of March, 2006.

Commission Expires:_____

_____
Notary Public

ERINN K. MARKHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOV. 25, 2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2006, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2006.

Commission Expires:_____

_____
Notary Public