WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/27/06 10:10 2 pgs
Fees:13.00 Taxes:68.45

20060427-0048142

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: March 15, 2008.
(AFFIX SEAL)

TABATHA EDWARDS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 1/24/2007

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
Munir A. Hantouli	Munir A. Hantouli	81-12-0/183.00
(NAME)	(NAME)	
1615 Delta Ave.	1615 Delta Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(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, **Robert Early, III,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Munir A. Hantouli**, 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 the southeasterly 30 feet of Lot No. 306 on the map of North Nashville Real Estate Company's plan of lots, as of record in Book 21, Page 105, Register's Office for said county.

Being the same property conveyed to Robert Early, III from Richard Manson Trustee by Trustee Deed dated October 15th, 2004 and filed for record in Instrument No. 20041110-0135674 in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and all easements for public utilities.

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

Subject to any and all matters as shown on the Plan of Record in Plat Book 21, Page 105, in the Register's Office for Davidson County, Tennessee.

Subject to any and all easements and restrictions on record in the Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 1615 Delta Ave., 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 20th day of April, 2006.

Robert Early III

Robert Early, III, by Brian Early, his attorney in fact

his attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 20th day of April, 2006, before me personally appeared Brian Early , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Robert Early, III, and who acknowledged that he executed the same as the free act and deed of the said Robert Early, III by virtue of that Power of Attorney, duly executed by the said Robert Early, III and appearing of record is Instrument No. * of the Register's Office of Davidson County, Tennessee.

*20060427-0043141

Witness my hand and official seal at Nashville, Tennessee this 20th day of April, 2006.

Commission expires: ~~March 15, 2008~~ 11/24/06

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11/24/2007

Tabatha Edwards

~~Judith C. Jacobs~~ Tabatha Edwards Notary Public