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File No. 07WH0009

WARRANTY DEED

ERINN MARKHAM
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 1-3-11
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Venture Title & Escrow, Inc.
3027 Highway 31 W
White House, TN 37188
615-672-4343

Davidson County DEEDWARR
Recvd: 02/02/07 15:35 2 pgs
Fees:13.00 Taxes:370.00
20070202-0014305

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ilan David & Mika David	New Owner	092-06-0-299.00
(NAME)	(NAME)	
6547 W 83rd Street		
(ADDRESS)	(ADDRESS)	
Los Angeles, CA 90045		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **MORRIS B. HADDOX, JR., UNMARRIED** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ILAN DAVID AND WIFE, MIKA DAVID,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF A TRACT OF 5 ACRES AND 29 POLES AND LAND SHOWN ON THE PLAN OF MATTHEW BARROW LANDS, AS OF RECORD IN PLAN BOOK 1, PAGE 118, CHANCERY COURT AT NASHVILLE DESCRIBED ACCORDING TO A SURVEY MADE BY Z.J. WILKINSON, SURVEYOR, AS OF RECORD IN BOOK 1130, PAGE 46, REGISTER'S OFFICE FOR SAID COUNTY, AS FOLLOWS:

BEGINNING ON THE SOUTHERLY MARGIN OF ZOLLICOFFER STREET, 50 FEET EAST OF THE SOUTHEAST CORNER OF SAID STREET AND 31ST AVENUE NORTH; THENCE WITH SAID STREET EASTWARDLY 50 FEET; THENCE SOUTHWARDLY 150 FEET; THENCE WESTWARDLY 50 FEET; THENCE NORTHWARDLY 150 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MORRIS B. HADDOX, JR. AND WIFE, LINELLE WALKER HADDOX, BY DEED DATED 10/01/1967 FROM A.P. JOHNSON AND WIFE, SADIE RUTH JOHNSON OF RECORD IN BOOK 4181, PAGE 112, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. LINELLE WALKER HADDOX HAS SINCE CONVEYED HER INTEREST IN SAID PROPERTY TO MORRIS B. HADDOX, JR. BY QUIT CLAIM DEED OF RECORD IN BOOK 5229, PAGE 134, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS PROPERTY IS NOT NOW NOR HAS IT EVER BEEN THE PRINCIPAL RESIDENCE OF THE GRANTOR

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as: 3015 Batavia Street, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 30th day of January, 2007.

Morris B. Haddox, Jr.

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 Morris B. Haddox, Jr. , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 30th day of January, 2007.

Commission expires



Notary Public

File Number: 07WH0009

RETURN TO:

Venture Title & Escrow, Inc.
3027 Highway 31 W
White House, TN 37188