File No. 07WH0008

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

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:296.00

20070202-0014306

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ilan David & Mika David	New Owner	081-15-0-029.00
(NAME)	(NAME)	
6547 W 83rd St.		
(ADDRESS)	(ADDRESS)	
Los Angels, 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 COUNTY , STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 149 on the Plan of S.A. Champion's Subdivision of certain lots in the Harding addition, as of record in Plat Book 161, page 132, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Morris B. Haddox, Jr. and Luther Harrell, Jr., a partnership, by deed dated 10/02/1976 from James E. Hawkins and wife, Barbara J. Hawkins of record in Book 5346, page 671, Register's Office for Davidson County, Tennessee. Luther Harrell, Jr. has since conveyed his interest in said property to Morris B. Haddox, Jr., by Quit Claim Deed of record in Book 9124, page 3, 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: 1416 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 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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

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

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

File Number: 07WH0008

RETURN TO:

Venture Title & Escrow, Inc.
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White House, TN 37188