File No. 07WH0072

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 $81,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF APRIL, 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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ilan David & Mika David	New Owner	092-06-0-301.00
(NAME)	(NAME)	
6547 W 83rd St.		
(ADDRESS)	(ADDRESS)	
Los Angeles, CA 90045		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 04/16/07 15:24 2 pgs
Fees:13.00 Taxes:299.70
20070416-0045484

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 **GAIL A. HUGHES** 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:

Being part of a lot marked "W.T. Selley" on the map of W.T. Selley's Lands, as of record in Book 1130, page 46, Register's Office for Davidson County, Tennessee, and described according to survey made by Watkins and Murray, Surveyors, dated September 15, 1948, as follows:

Said part of lot fronts 50 feet on the southerly side of Batavia Street, formerly Zollicoffer Street, and runs back between parallel lines 174 feet east of and parallel to 31st Avenue, North, 150 feet to a 10-foot alley.

Being the same property conveyed to Gail A. Hughes by deed dated 10/01/2003 from Sara S. Robin, a widow, of record in Instrument No. 20031013-0151321, Register's Office for Davidson County, Tennessee.

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: 3007 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 12th day of April, 2007.

Gail A. Hughes

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 Gail A. Hughes, 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 12th day of April, 2007.

Commission expires:

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

Notary Public

File Number: 07WH0072

RETURN TO:

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