Davidson County DEEDWARR
Recvd: 09/14/07 13:56 2 pgs
Fees:13.00 Taxes:99.90

20070914-0110457

WARRANTY DEED

B-DL-07-1728

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,000.00

Affiant

Subscribed and sworn to before me, this 11th DAY OF September, 2007.

Notary Public

MY COMMISSION EXPIRES: 9/20/08

(AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE MARY LEATHERS

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gilat Nitzan	New Owner	
1728 24th Avenue North (ADDRESS)	12518 Emelita St. (NAME) (ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Valley Village, CA 91607 (CITY) (STATE) (ZIP)	81-10-222.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we NORMA Y. STEVENS AND KAREN STEVENS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GILAT NITZAN, married, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTH ONE-HALF OF LOT NO. 153 ON THE MAP OF COBB'S SUBDIVISION OF LOT NO. 6 OF HARDING'S BOSELY TRACT, OF RECORD IN BOOK 161, PAGE 155, REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF LOT FRONTS 25 FEET ON THE EAST SIDE OF 24TH AVENUE, NORTH AND EXTENDS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING PART OF THE SAME PROPERTY CONVEYED TO NORMA Y. STEVENS AND KAREN STEVENS BY QUITCLAIM DEED FROM DUANE PATTERSON, RECORDED ON THE 18TH DAY OF MAY, 2005 IN INSTRUMENT NO. 20050518-0056052, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2007 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 161, PAGE 155, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1728 24th Avenue North, Nashville, Tennessee 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 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 11th day of September, 2007.

Norma Y. Stevens by Matt Foster, attorney in fact
Norma Y. Stevens by Matt Foster, as Attorney-in-Fact

Karen Stevens by Matt Foster attorney in fact
Karen Stevens by Matt Foster, as Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 11th day of September, 2007, before me personally appeared MATT FOSTER to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Norma Y. Stevens and Karen Stevens and who acknowledged he/she/they executed the same as the free act and deed of the said Norma Y. Stevens and Karen Stevens.

Witness my hand and official seal, this the 11th day of September, 2007.

Notary Public

My Commission Expires: 11/22/08

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903