WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF DECEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

LAURA MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

B-5593

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Shokhkomyan	Bank of America, N. A.	083-01-0 366.00
(NAME)	(NAME)	
1125 Granada Avenue	9000 Southside Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Jacksonville, TN 32256	
(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, DS Rentals, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen Shokhkomyan, unmarried, 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:

Being all of Lot No. 30 Map of J.B. Hancock's East End Addition of record in Book 57, Page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING all of the same property conveyed to Suzanne L. Smith-May, a married woman by Warranty Deed from Sherry W. Gregory, married of record in Instrument Number 20021216-0154358, Register's Office for Davidson County, Tennessee. BEING part of the same property conveyed to DS Rentals, Inc. by QuitClaim Deed from Suzanne L. Smith-May and Daniel G. May, of record in Instrument Number 20060906-0110285, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1125 Granada Avenue, Nashville, TN 37216
(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 our hands this 21st day of December, 2007.

DS Rentals, Inc.

By: President
Daniel G. May, President

Attest: Secretary
Suzanne L. Smith-May, Secretary

Davidson County DEEDWARR
Recvd: 01/03/08 11:08 2 pgs
Fees:13.00 Taxes:614.20

20080103-0000615

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Daniel G. May with whom I am personally acquainted and who upon his/her oath (s) acknowledged himself/herself to be the President respectively of the DS Rentals, Inc., the within named bargainor, a corporation, and that he/she as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Daniel G. May as such President .

Witness my hand and official seal at office at Brentwood, Tennessee on this 12/21/2007.

Susan B. Mott
Notary Public

My Commission Expires: 1-16-08

Susan B. Mott
State of Tennessee Notary Public
Williamson, County

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Suzanne L. Smith-May with whom I am personally acquainted and who upon his/her oath (s) acknowledged himself/herself to be the Secretary respectively of the DS Rentals, Inc., the within named bargainor, a corporation, and that he/she as such Secretary being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Suzanne L. Smith-May as such Secretary .

Witness my hand and official seal at office at Brentwood, Tennessee on this 21st day of December, 2007.

Susan B. Mott
Notary Public

My Commission Expires: 1-16-08

Susan B. Mott
State of Tennessee Notary Public
Williamson, County

RETURN TO:

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212