Davidson County DEEDWARR
Recvd: 01/10/08 14:04 2 pgs
Fees:13.00 Taxes:586.45

20080110-0003234

WARRANTY DEED

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JANUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

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

B-5595

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph H. Shokhikomyan	Joseph H. Shokhikomyan	072-10-0 098.00
(NAME) 1027 Delmas Avenue	(NAME) 1027 Delmas Avenue	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville, TN 37216	
(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 Joseph H. Shokhikomyan, 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:

Land in Davidson County, Tennessee being the west part of Lot No. 3 on the Map of East Hill Addition, of record in Book 332, Page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said part of Lot No. 3 fronts 55 feet on the northerly side of West Delmas Avenue and runs back between parallel lines 95.5 feet to the south line of Lot No. 4.

Being all of the same property conveyed to Suzanne L. Smith-May and Daniel G. May by Warranty Deed from Grand Canyon Properties, LLC of record in Instrument Number 20021216-0154354, 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 1027 Delmas 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 7th day of January, 2008.

DS Rentals, Inc.

By: Daniel G. May, President

Attest: Suzanne L. Smith-May, Secretary

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 1/7/2008.

Notary Public

My Commission Expires:

JACK CASE WILSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 28, 2010

STATE OF TENNESSEE
COUNTY OF Davidson

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 1/7/2008.

Notary Public

My Commission Expires:

JACK CASE WILSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 28, 2010

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

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