File No. 120161

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120016228 DEEDWARR
Recvd: 03/05/12 15:23 2 pgs
Fees:13.00 Taxes:2312.50
20120305-0019314

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MARCH, 2012.

Notary Public

MY COMMISSION EXPIRES: 04/23/2013

(AFFIX SEAL)

POLLY T. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
3027 Highway 31 W, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Titans Realty, LLC	New Owner	092-08-0-286.00
(NAME)	(NAME)	
705 Nottingham Drive		and 092-08-0-288.00
(ADDRESS)	(ADDRESS)	
Oxford, MS 38655		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **Ilan David, married, and, David J. Lill, Sr. and wife, Martha A. Lill**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Titans Realty, LLC, a Mississippi limited liability company**, 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 Lot Nos. 42, 43 and 44 on the Plan of Gov. McMillins Plan of Subdivision of The Old State Prison Lands, as of record in Plat Book 161, Page 119, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Illan David (a/k/a Ilan David), married, and David J. Lill, Sr. and wife, Martha Lill A. Lill (a/k/a Martha A. Lill), by Warranty Deed from Robert R. Blagojevich, married, dated May 18, 2006 and recorded June 2, 2006 in Instrument No. 20060602-0065508, in the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to 2012 real estate taxes which have been prorated and assumed by the Grantee(s) herein; all applicable zoning regulations, building restrictions and setback lines, if any; easements and rights for public utilities applicable to this property; and, all other matters of public record.

This property is not now nor has it ever been the residence of the Grantors.

Lots 42 & 43 are improved ☒ property, known as 321 McMillin St., Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Lot 44 is unimproved ☒ property, known as 319 McMillin St., Nashville, TN 37203
(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 1st day of March, 2012.

David J. Lill Sr.

Ilan David

Martha A. Lill

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 **David J. Lill, Sr. and wife, Martha A. Lill**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of March, 2012.

Commission expires: 04/23/2013

Notary Public

DOLLY T. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

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 **Ilan David**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of March, 2012.

Commission expires: 04/23/2013

Notary Public

DOLLY T. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER