File No. 120629

WARRANTY DEED

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JULY, 2012.

Notary Public

MY COMMISSION EXPIRES: Aug 16, 2014

FRANCES ANTHONY
Commission # 1900077
Notary Public - California
Los Angeles County
My Comm. Expires Aug 16, 2014

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:	
Sihua Fan	New Owner	092-06-0-302.00;
(NAME)	(NAME)	
8218 Falmouth Court		092-06-0-301.00;
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		and, 092-06-0-299.00
(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 and wife, Mika David**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sihua Fan**, 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:

ALL THOSE TRACTS OR PARCELS OF LAND DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This conveyance is further subject to (1) 2012 real estate taxes, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) building restrictions; and (5) all other matters of public record.

unimproved ☐
This is improved ☒ property, known as 3005 Batavia Street, Nashville, TN 37209;
3007 Batavia Street, Nashville, TN 37209;
and, 3015 Batavia Street, Nashville, TN 37209
(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 17th day of July, 2012.

Ilan David

Mika David By Ilan David Power of Attorney
Mika David by Ilan David, Attorney in Fact, by Power of Attorney recorded immediately prior hereto in Instrument No. 20120724-0065053 in FACT

BILL GARRETT, Davidson County
Trans: T20120054333 DEEDWARR
Recvd: 07/24/12 14:47 3 pgs
Fees: 18.00 Taxes: 1627.63
20120724-0065054

File No. 120629

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

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 he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of July, 2012.

Commission expires: Aug. 16, 2014

Frances Anthony Notary Public
Notary Public

FRANCES ANTHONY
Commission # 1900077
Notary Public - California
Los Angeles County
My Comm. Expires Aug 16, 2014

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ILAN DAVID with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of MIKA DAVID as her Attorney in Fact as the free act and deed of the within named MIKA DAVID.

Witness my hand and official seal this 17th day of July, 2012.

Commission expires: Aug. 16, 2014

Frances Anthony Notary Public
Notary Public

FRANCES ANTHONY
Commission # 1900077
Notary Public - California
Los Angeles County
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EXHIBIT A

Map/Parcel ID: 092-06-0-302.00 (3005 Batavia Street, Nashville, TN 37209):
LAND in Davidson County, Tennessee, being part of a tract shown as the W. T. Selley lot as the southeast corner of Zollicoffer Street and 31st Avenue North, as shown on the Plan of record in Book 1130, Page 46, Register's Office for said County, described as follows:

BEGINNING at a point in the south margin of Zollicoffer Street, 224 feet east of the easterly margin of 31st Avenue North, being at an iron pin at the northeast corner of the property of John Henry Buchanan; thence along Buchanan's easterly line southerly 150 feet to a point at the northeast corner of another tract conveyed to John Henry Buchanan by deed of record in Book 1304, Page 343, said Register's Office; thence along Buchanan's northerly line easterly 98 feet to the westerly line of the L. C. Thuss Subdivision, a plan of which is of record in Book 547, Page 102, said Register's Office; thence along the west line of said Thuss Subdivision, northerly 154 feet to an iron pin in the south margin of Zollicoffer Street; thence with said margin westerly 66 feet to the point of beginning.

THERE IS INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXECLUDED THEREFROM THE FOLLOWING TRACT OF LAND: BEGINNING at a point in the westerly margin of an alley, said point being the northeast corner of a tract of land conveyed to J. M. Liggett by deed of record in Book 3406, Page 515, Register's Office for Davidson County, Tennessee, and also being the termination point of the secondly described line the parcel of land conveyed to E. T. Davis, by deed recorded in Book 2862, Page 222, Register's Office for Davidson County, Tennessee; thence reversely with the said secondly described line in the said conveyance to E. T. Davis, also being the northerly line of the said conveyance to J. M. Liggett, South 81 degrees 51 minutes 21 seconds West 64.61 feet to a point; thence North 27 degrees 39 minutes 40 seconds East 80.64 feet to a point in the easterly line of the said parcel of land conveyed to E. T. Davis and the westerly margin of an alley; thence with said easterly conveyance line and westerly alley margin South 23 degrees 04 minutes 06 seconds East 67.69 feet to the point of beginning. Containing 2,113 square feet and being a part of the same land conveyed to Eddie T. Davis and wife, Lee Etta Davis by deed from Phil Cohen and wife, as of record in Book 2862, Page 222, Register's Office for Davidson County, Tennessee that was subsequently condemned for construction of a controlled access highway.

BEING the same property conveyed to Ilan David and wife, Mika David by Warranty Deed from Eddie T. Davis and wife, Kathalean Davis, dated December 5, 2006 and recorded December 20, 2006 in Instrument Number 20061220-0156446, Register's Office for Davidson County, Tennessee.

Map/Parcel ID: 092-06-0-301.00 (3007 Batavia Street, Nashville, TN 37209):
LAND in Davidson County, Tennessee, 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 Ilan David and wife, Mika David by Warranty Deed from Gail A. Hughes dated April 12, 2007 and recorded April 16, 2007 in Instrument Number 20070416-0045484, Register's Office for Davidson County, Tennessee.

Map/Parcel ID: 092-06-0-299.00 (3015 Batavia Street, Nashville, TN 37209):
LAND in Davidson County, Tennessee, being part of a tract of 5 acres and 29 poles and land shown on the Plan of Matthew Barrow Lands, as of record in Plan Book 1, Page 118, Chancery Court at Nashville, described according to a survey made by Z. J. Wilkinson, Surveyor, as of record in Book 1130, Page 46, Register's Office for said County, as follows:

BEGINNING on the southerly margin of Zollicoffer Street, 50 feet east of the southeast corner of said Street and 31st Avenue North; thence with said street eastwardly 50 feet; thence southwardly 150 feet; thence westwardly 50 feet; thence northwardly 150 feet to the beginning.

BEING the same property conveyed to Ilan David and wife, Mika David by Warranty Deed from Morris B. Haddox, Jr., unmarried, dated January 30, 2007 and recorded February 2, 2007 in Instrument Number 20070202-0014305, Register's Office for Davidson County, Tennessee.