BILL GARRETT, Davidson County
Trans:T20120058220 DEEDWARR
Recvd: 08/07/12 07:37 2 pgs
Fees:13.00 Taxes:333.00
20120807-0070040

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **12-1181**

WARRANTY DEED

THIS INDENTURE, made and entered into this **6/29/2012**, by and between **Or Nitzan**, parties of the first part, and **Carlyle Carroll, an unmarried individual**party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Being Lot No. 110 on the Plan of SA Champion's Subdivision of certain lots in the Harding Addition of record in Plat Book 161, Page 132, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 110 fronts 50 feet on the westerly side of 22nd Avenue North, formerly Champion Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Or Nitzan by deed from Gosco Properties, LLC of record as Instrument No. 20090403-0030567, said Register's Office.

This conveyance is made subject to any and all existing easements and restrictions of record.

Parcel ID # **81-15-60**
Improved property located at: **1603 22nd Avenue North, Nashville, TN 37208**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

OR NITZAN
Or Nitzan

STATE OF California

COUNTY OF los Angeles

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Or Nitzan who proved to me ~~known~~ to the person described in and who executed the foregoing instrument, and acknowledged that ~~they~~ he executed the same for the purposes therein contained as his/~~her~~ free Act and Deed.

Witness my hand and Notarial Seal this 29th day of June, 2012..

Leslie G. Frankel
Notary Public

My Commission Expires: 08/22/2012

LESLIE G. FRANKEL
COMM. #1810557
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires August 22, 2012

****

Owner's Name: **Carlyle Carroll**

and Address: **1603 22nd Avenue North, Nashville, TN 37208**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

SAME

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $90,000.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 29th day of June, 2012..

Notary Public

My Commission Expires: 2/6/15

KAREN C. ASPLINT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY
TENN