RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN168334H

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160111895 DEEDWARR
Recvd: 12/20/16 11:19 2 pgs
Fees: 13.00 Taxes: 1184.00
20161220-0133568

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 day of Dec, 2016.

NOTARY PUBLIC

My commission expires: 10/3/18

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Small Brothers Properties 7901 Harpeth View Drive Nashville, TN 37221	Same address as new owner	081 11 0 278.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Twenty Thousand and 00/100 Dollars ($320,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ILAN DAVID AND MIKA DAVID**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **SMALL BROTHERS PROPERTIES**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being the northern half of Lot No. 374 in the D.T. McGavock and Wetmore Second, as of record in Book 21, Page 41, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of the property.

Said northern half of Lot No. 374 fronts 50 feet on the east side of 17th Avenue North and extends back easterly between parallel lines, 170 feet to an alley.

Being the same property conveyed to Ilan David, married by Warranty Deed from Gwendolyn G. Smith, Trustee of the Gwendolyn G. Smith Trust U.T.D. March 10, 1991, dated January 6, 2010, of record at Instrument #20100111-0002334, said Register's Office. Further by Quit Claim Deed from Ilan David to Ilan David and wife, Mika David by deed dated December 2, 2016 and recorded at Instrument #20161206-0128141, said Register's Office.

The address of the herein described property is believed to be 1614 17th Ave. N, Nashville, TN 37208, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 15th day of Dec, 2016.

ILAN DAVID

MIKA DAVID

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Personally appeared before me, a Notary Public, Ilan David and Mika David, 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 seal, this the 15 day of Dec, 2016.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Notary Public

J. Mulligan
Printed Notary Name

My commission expires: 07.04.20

State of California, County of Los Angeles
On 12-15-16 before me, J. Mulligan
Notary Public, personally appeared Ilan David & Mika David
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

J. MULLIGAN
COMM. # 2156032
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
MY COMM. EXP. JULY 4, 2020