Return to Bridgehouse Title

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN168282

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170019206 DEEDWARR
Recvd: 03/06/17 14:45 4 pgs
Fees:23.00 Taxes:6741.40
20170306-0022056

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,822,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2017.

NOTARY PUBLIC

My commission expires: _____

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
Troubadour Investments, LLC 722 Myrtle Street Nashville TN 37206	Same address as new owner	060-03-0-167.00, 060-03-0-195.00 060-03-0-168.00, 060-03-0-194.00 060-03-0-154.00, 060-03-0-174.00 060-03-0-169.00, 060-03-0-193.00 060-03-0-153.00, 060-03-0-182.00 060-03-0-171.00, 060-03-0-191.00 060-03-0-149.00, 060-03-0-176.00 060-03-0-202.00, 060-03-0-164.00 060-03-0-161.00, 060-03-0-198.00 060-03-0-203.00, 060-03-0-162.00 060-03-0-204.00, 060-03-0-163.00

FOR AND IN CONSIDERATION of the sum of One Million Eight Hundred Twenty Two Thousand and 00/100 Dollars ($1,822,000.00), 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 WIFE, MIKA DAVID**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **TROUBADOUR INVESTMENTS, LLC, a Tennessee limited liability company**, 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:

Land in Davidson County, Tennessee, being **Lot 20-A**, Creekwood Estates, Section I, zone Lot Division of Lots 17, 18, 19, 20 & 21, of record in Book 6250, page 283, amending Book 5200, page 439; **Lot 20-B**, Creekwood Estates, Section I, Zone Lot Division of Lots 17, 18, 19, 20 & 21, of record in Book 6250, page 283, amending Book 5200, page 439; **Lot 21-A**, Creekwood Estates, Section I, Zone Lot Division of Lots 17, 18, 19, 20 & 21, of record in Book 6250, page 283, amending Book 5200, page 439; **Lot 21-B**, Creekwood Estates, Section I, Zone Lot Division of Lots 17, 18, 19, 20 & 21, of record in Book 6250, page 283, amending Book 5200, page 439; **Lot 7-A**, Creekwood Estates, Section One, Revised Zone Lot Division of Lots 7 & 8, of record in Book 6200, page 511, amending Book 5200, page 439; **Lot 7-B**, Creekwood Estates, Section One, Revised Zone Lot Division of Lots 7 & 8, of record in Book 6200, page 511, amending Book 5200, page 439; **Lot 22-A**, Creekwood Estates, Section 1, Zone Lot Division of Lots 22-25, of record in Book 6200, page 174, amending Book 5200, page 439; **Lot 22-B**, Creekwood Estates, Section 1, Zone Lot Division of Lots 22-25, of record in Book 6200, page 174, amending Book 5200, page 439; **Lot 6-A**, Creekwood Estates, Section One, Zone Lot Division of Lots 4, 5 & 6, of record in Book 6200, page 39, amending Book 5200, page 439; **Lot 6-B**, Creekwood Estates, Section One, Zone Lot Division of Lots 4, 5 & 6, of record in Book 6200, page 39, amending Book 5200, page 439; **Lot 24-A**, Creekwood Estates, Section 1, Zone Lot Division of Lots 22-25, of record in Book 6200, page 174, amending Book 5200, page 439; **Lot 24-B**, Creekwood Estates, Section 1, Zone Lot Division of Lots 22-25, of record in Book 6200, page 174, amending Book 5200, page 439; **Lot 2-A**, Creekwood Estates, Zone Lot Division of Lot 2, of record in Book 6200, page 35, amending Book 5200, page 439; **Lot 2-B**, Creekwood Estates, Zone Lot Division of Lot 2, of record in Book 6200, page 35, amending Book 5200, page 439; **Lot 14-B**, Creekwood Estates, Section I, Zone Lot Division of Lots 11, 12, 13, 14, 15, & 16, of record in Book 6250, page 473, amending Book 5200, page 439; **Lot 17-A**, Creekwood Estates, Section I, Zone Lot Division of Lots 17, 18, 19, 20 & 21, of record in Book 6250, page 283, amending Book 5200, page 439; **Lot 14-A**, Creekwood Estates, Section I, Zone Lot Division of Lots 11, 12, 13, 14, 15 & 16, of record in Book 6250, page 473, amending Book 5200, page 439; **Lot 17-B**, Creekwood Estates, Section I, Zone Lot Division of Lots 17, 18, 19, 20 & 21, of record in Book 6250, page 283, amending Book 5200, page 439; **Lot 15-B**, Creekwood Estates, Section I, Zone Lot Division of Lots 11, 12, 13, 14, 15 & 16, of record in Book 6250, page 473, amending Book 5200, page 439; **Lot 15-A**, Creekwood Estates, Section I, Zone Lot Division of Lots 11, 12, 13, 14, 15 & 16, of record in Book 6250, page 473, amending Book 5200, page 439; **Lot 16-B**, Creekwood Estates, Section I, Zone Lot Division of Lots 11, 12, 13, 14, 15 & 16, of record in Book 6250, page 473, amending Book 5200, page 439; and **Lot 16-A**, Creekwood Estates, Section I, Zone Lot Division of Lots 11, 12, 13, 14, 15 & 16, of record in Book 6250, page 473, amending Book 5200, page 439, Register's Office for Davidson County, Tennessee.

Being all of the same property conveyed to Ilan David and wife, Mika David by Warranty Deed dated January 31, 2006 from Wachtel/Williams Properties, a Tennessee general partnership composed of the Estate of David K. Wachtel, Jr. and Charles J. Williams, recorded at Instrument #20050204-0013181, said Register's Office.

This is improved property known as: 3104A Brickdale Lane, 3104B Brickdale Lane, 3106A Brickdale Lane, 3106B Brickdale Lane, 3107A Brickdale Lane, 3107B Brickdale Lane, 3108A Brickdale Lane, 3108B Brickdale Lane, 3109A Brickdale Lane, 3109B Brickdale Lane, 3112A Brickdale Lane, 3112B Brickdale Lane, 3117A Brickdale Lane, 3117B Brickdale Land, 3116 Creekwood Drive, 3117 Creekwood Drive, 3118 Creekwood Drive, 3119 Creekwood Drive, 3120 Creekwood Drive, 3122 Creekwood Drive, 3124 Creekwood Drive, 3126 Creekwood Drive, Nashville, TN 37207.

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plat of record in Book 5200, page 439; restrictions of record in Book 6225, page 335; Book 6243, page 309; Book 6300, page 251; Book 6442, page 976; Book 6459, page 616 and Book 6472, page 669; easement for gas line of record in Instrument No. 20141028-0099287 and Instrument No. 20141028-0099297; as to Lot 20-A, Lot 20-B, Lot 21-A, Lot 21-B, Lot 17-A and Lot 17-B, all matters appearing on the Plat of record Book 6250, page 283; as to Lot 7-A and Lot 7-B, all matters appearing on the Plat of record in Book 6200, page 511; as to Lot 22-A, Lot 22-B, Lot 24-A and Lot 24-B, all matters appearing on the Plat of record in Book 6200, page 174; as to Lot 6-A and Lot 6-B, all matters appearing on the Plat of record in Book 6200, page 39; as to Lot 2-A and Lot 2-B, all matters appearing on the Plat of record in Book 6200, page 35; as to Lot 14-B, 14-A, Lot 15-B, Lot 15-A, Lot 16-B and Lot 16-A, all matters appearing on the Plat of record in Plat Book 6250, page 473; and all of record in the Register's Office for Davidson County, Tennessee.

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 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

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 28th day of February, 2017.

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 25th day of February, 2017.

Frances Anthony
Notary Public

FRANCES ANTHONY
Printed Notary Name

My commission expires: August 16, 2018

FRANCES ANTHONY
Commission # 2077834
Notary Public - California
Los Angeles County
My Comm. Expires Aug 16, 2018