WARRANTY DEED

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

File No. LG0004795

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $749,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of January, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/3/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chaim Schuman and Nechama Brand-Schuman	HSBC Bank	103-08-0-261.00
(NAME)	(NAME)	
408 Wilson Blvd	100 Bailey Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37205	Buffalo, NY 14220	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 186136 **DEEDWARR**
01/18/2019 02:29:55 PM 2 pgs
Fees: $13.00 Taxes: $2,774.63

20190118-0005505

FOR AND 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, I, **Brett Rabatin a/k/a Brett D. Rabatin, joined by his wife, Margaret T. Rabatin,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chaim Schuman and Nechama Brand-Schuman, husband and wife,** HEREINAFTER CALLED THE GRANTEE, 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 the North part of Lot No. 379 on the Plan of Map of Richland Realty Company's Subdivision "C" of record in Plat Book 421, Page 31, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Easterly margin of Wilson Avenue or Boulevard at the common corner of Lots Nos. 378 and 379; thence with the line between said lots, Eastwardly 163.0 feet to the common corner of Lots Nos. 378, 379, 381 and 382; thence with the line between Lots Nos. 379 and 382, Southeasterly 40.0 feet to the Northerly margin of a 15 foot alley; thence with the margin of the same, Southwestwardly 18.6 feet to a point 189.4 feet East of the Northeast intersection of Wilson Avenue and said alley; thence Westwardly 164.9 feet to a point in the Easterly margin of Wilson Avenue or Boulevard, which is 84.0 feet North of the Northeast intersection of said Avenue and said alley; thence with the Easterly margin of said Avenue, Northwardly 46.0 feet to the point of beginning.

Being the same property conveyed to Brett Rabatin, married by Warranty deed from Michael K. Parrott and wife, Gayle H. Parrott of record in Instrument No. 20100527-0040986 Register's Office for Davidson County, Tennessee, dated May 12, 2010 and recorded on May 27, 2010.

Being the same property conveyed to Brett Rabatin, also known as Brett D. Rabatin by Quitclaim deed from Carolyn Yates Rabatin of record in Instrument No. 20100723-0057743 Register's Office for Davidson County, Tennessee, dated May 12, 2010 and recorded on July 23, 2010.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations and (2) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 408 Wilson Blvd, Nashville, TN 37205

(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 my hand this 17th day of January, 2019.

Brett Rabatin

Margaret T. Rabatin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brett Rabatin and Margaret T. Rabatin, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 17th day of January, 2019.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires: 1/20/19