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Davidson County DEEDWARR
Recvd: 03/03/08 12:27 2 pgs
Fees:13.00 Taxes:279.35

20080303-0020831

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: May 23, 2009.
(AFFIX SEAL)

I. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Expires May 23, 2009

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Lakey	David Lakey	**60-16-98**
(NAME) **1346 Kenwood Dr.**	(NAME) 1346 Kenwood Dr.	
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Les Lazarus, married, and Dan Heichelbech**, , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Lakey and wife, Sarah Lakey**, , 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:

A Certain tract or parcel of land in Davidson County, state of Tennessee, described as follows, to-wit:

Being Lot No. 280 on the Plan of Joywood Heights, Section II, as of record in Book 1130, pages 92 and 93, Register's Office for said county.

Being the same property conveyed to Sherrie Degraphenreed, a single woman by Warranty Deed from Marquice Taylor, an unmarried man dated June 12, 2006 and filed for record in Instrument No. 20060621-0074077 in the Register's Office for Davidson County, Tennessee. Subsequently conveyed to Les Lazarus,married and Dan Heichelbech by Substitute Trustee's Deed from Recontrust Company, Substitute Trustee dated February 7, 2008 and filed for record in Instrument No. 20080212-0014081, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐

This is improved ☒ property, known as **145 Dellway Drive, Nashville, TN 37207**
(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 **29th day of February, 2008**.

Les Lazarus

Dan Heichelbech

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared Les Lazarus and Dan Heichelbech with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the person(s) who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 29th day of February, 2008.

Commission expires: May 23, 2009

I. Dyke Tatum Notary Public

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009