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Davidson County DEEDWARR
Recvd: 07/28/08 10:04 2 pgs
Fees:13.00 Taxes:621.60

20080728-0076671

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$168,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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**
Zackery L. Van Arsdale	Franklin American Mortgage Company	**141-7-B-4CO**
(NAME)	(NAME)	
7033 Somerset Farms Drive	501 Corporate Centre Drive,	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Franklin, TN 37067	
(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, and Namhee Brewer,and EnTrust of Tennessee FRO Dan Heichelbech IRAm each with a 1/3 undivided interest, as tenants in common**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Zackery L. Van Arsdale, and wife, Andie A. Van Arsdale** , 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:

Land in Davidson County, Tennessee, being Lot 4, Section One, Plan of Somerset Farms, a Planned Unit Development, as shown on plat of record in Plat Book 7900, Page 357, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Les Lazarus, and Namhee Brewer, and EnTrust of Tennessee FRO Dan Heichelbech IRA each with a 1/3 undivided interest, as tenants in common by Warranty Deed from American Consulting Corporation dated June 30, 2008 and filed for record in Instrument No. 20080702-0068469 in the Register's Office for Davidson County, Tennessee. Further, having previously been conveyed to American Consulting Corporation by substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, recorded March 6, 2008 in Instrument No. 20080306-0022590, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **7033 Somerset Farms Drive Nashville, TN 37221**
(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 **24th day of July, 2008.**

By: _____
EnTrust of Tennessee fbo Dan Heichelbech IRA

_____
Les Lazarus

_____
Namhee Brewer by Les Lazarus, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 24th day of July, 2008.

Commission expires: May 23, 2009

I. Dyke Tatum — Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Les Lazarus** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Attorney-in-Fact of **Namhee Brewer** the within named bargainor, and he as such Attorney-in-Fact being authorized so to do, executes the foregoing instrument for the purposes therein contained as the free act and deed of the said **Namhee Brewer.**

Witness my hand and official seal at Nashville, Tennessee this 24th day of July, 2008.

Commission expires :May 23, 2009

I. Dyke Tatum — Notary Public

STATE OF Alabama

COUNTY OF Jefferson

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared William P. Gula with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the President of **EnTrust of Tennessee fbo Dan Heichelbech IRA.** the within named bargainor and that he/she as such _____ being authorized so to do, executed the forgoing instrument for the purposes therein contained by signing the name of **EnTrust of Tennessee fbo Dan Heichelbech IRA** by the said _____, as such _____

Witness my hand and official seal this 24th day of July, 2008.

Dina Holsombach
Notary Public

My Commision Expires: 2/2/11