WARRANTY DEED

Davidson County - DEEDWARR
Recvd: 01/15/09 16:00 2 pgs
Fees:13.00 Taxes:255.30
20090115-0004091

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$69,000.00.**

Affiant

Subscribed and sworn to before me this 13th day of January, 2009

Notary Public

My Commission expires: 8/12/10
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Aubrey Hiam	Same	163-11-0-B-064.00 CO
301 Fairbanks Road		
Goodlettsville, TN 37072		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Les A. Lazarus**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Aubrey Hiam**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 64 on the plan of Bell Forge Village, Section IV, Second Revision, of record in Plat Book 6253, page 204, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Les A. Lazarus, from Sam J. McAllester, III, Substitute Trustee, by deed on January 7, 2009, of record in Instrument Number 20090108-0001900, and corrected by Scrivener's Affidavit of record in Instrument Number 20090112-0002672, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2008 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 163-11-0-B-064.00 CO.
- Subject to all matters as shown on the Plan of record in Book 6250, page 201, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6040, page 538; in Book 6306, page 644; in Book 6350, page 858; and Book 7224, page 209; and Instrument Number 20061229-0160925, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 6887, page 495; and Book 7491, page 883, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Book 7224, page 241; and Book 7461, page 565; and Book 7552, page 83, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6040, page 576; and Book 6306, page 644; and Book 11348, page 899, Register's Office for Davidson County, Tennessee.
- Subject to easements of record in Book 7026, page 922; in Book 7224, page 195; and in Book 7224, page 246, Register's Office for Davidson County, Tennessee.

This is improved property known as: **123 Beech Forge Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 January 13, 2009.

Les A. Lazarus

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Les A. Lazarus** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 13, 2009

My commission expires 8/10/10

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY