6

BILL GARRETT, Davidson County
Trans: T20090041861 DEEDWARR
Recvd: 06/23/09 12:11 2 pgs
Fees: 13.00 Taxes: 588.30

20090623-0058335

WARRANTY DEED

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: ~~November 7, 2011~~ 11/22/2010
(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
John Bates **And** **Katherine Bates**	**SAME**	**06302013900** **&** **06302014800**
(NAME) **1431 Pawnee Trail**	(NAME)	
(ADDRESS) **Madison, TN 37115**	(ADDRESS)	
(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, **Daniel Allen Heichelbech a 50% undivided interest and Entrust Tennessee FBO, Les Armin Lazarus, IRA a 50% undivided interest**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Bates, and Katherine Bates, husband and wife**, 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:

Being Lot Nos. 19 and 20, on the Plan of Nawakwa Hills of record in Book 843, Pages 36 and 37, Register's Office for Davidson County, Tennessee.

Said Lot fronts 67.0 feet on the southerly side of Cortez Court and runs back 143.5 feet on the westerly line and 146.0 feet on the easterly line to a broken rear line on which it measures 97/7 feet.

Being the same property conveyed to Daniel Allen Heichelbech a 50% undivided interest and Entrust Tennessee FBO, and Les Armin Lazarus, IRA a 50% undivided interest of record in Instrument No. 20090417 -0034967, dated April 17, 2009, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dan Heichelbech by Deed dated February 13, 2009 of record in Instrument No. 20090217-0013178, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **1431 Pawnee Trail, Madison, TN 37115**
(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 **15th day of June, 2009**.

Daniel Allen Heichelbech a 50% undivided interest

Entrust Tennessee FBO Les Armin Lazarus, IRA a 50% undivided interest
BY:

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary of State and County aforesaid, personally appeared **Daniel Allen Heichelbech** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person 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 15th day of June, 2009.

SHEILA L. TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires: November 7, 2011

Sheila L. Tatum Notary Public

STATE OF Alabama
My Commission Expires NOV. 7, 2011
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 TENNESSEE the within named bargainor and corporation and that he/she as such President being authorized so to do, execute the forgoing instrument for the purposes therein contained by signing the name of the corporation by the said _____, as such _____.

Witness my hand and official seal at Birmingham, Alabama this 18 day of June, 2009.

Commission expires:

Dina Holsonback
Notary Public

My Commission Expires February 2, 2011

DINA HOLSOMBACK NOTARY PUBLIC ALABAMA STATE AT LARGE