BILL GARRETT, Davidson County
Trans:T20090086348 DEEDWARR
Recvd: 12/23/09 11:20 2 pgs
Fees:13.00 Taxes:212.75

20091223-0116741

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$$57,500.00

|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|18th DAY OF December, 2009.

|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 5 7 8 78
| (AFFIX SEAL)

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires MAY 18, 2010

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Garrett R. DeVaughn 5418 Eulala Drive Nashville, TN 37211	SWBC 213 Overlook Cr A4 Brentwood, TN 37027	Map 16205029700 Parcel

For and in 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

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Garrett R. Devaughn

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 No. 67-B on the plan of Zone Lot Division Lots 66 & 67 Hickory View, Section One, of record in Book 5210, page 221, as amended in Book 5800, page 173, Register's Office for said County. Said Lot No. 67-B, which is a corner lot, fronts 72.00 feet on the northerly margin of an unnamed street (Ashlawn Drive) and fronts 37.69 feet on the easterly margin of Eulala Drive, said frontage being jointed by a curve having a length of 39.27 feet, and extends back 63.02 feet on the easterly line and 92.56 feet on the northerly line, which is a broken line, to a point of intersection.

Being the same property conveyed to Les Lazarus, by deed from Shellie Wallace, Trustee, dated April 1, 2009, of record in Instrument No. 20090407-0031920 Register's Office for Davidson County, TN.

INVESTMENT PROPERTY ONLY, and has never been the personal residence of the grantor at anytime.

This conveyance is made subject to the following:

1) 2010 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 5418 Eulala Drive Nashville, TN 37211
(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(s) this 18th day of December, 2009.

Les Lazarus

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Les Lazarus, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of December, 2009.

NOTARY PUBLIC

My Commission Expires: 3.7.2011

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on _____

_____.

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027