RETURN TO: Cornerstone Title & Escrow
2525 Lebanon Pike
Bldg C, Suite 101
Nashville, TN 37214

WARRANTY DEED

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES: JUNE 27, 2011

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JUNE, 2010.

Notary Public

MY COMMISSION EXPIRES: 6-27-11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicolas Gateley	First Community Mortgage	16216007100
(NAME) 1227 Clubhouse Lane	(NAME) 275 Robert Rose Dr	
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Murfreesboro, TN 37129	
(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, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nicolas Gateley, 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 No. 21B, on the Plan of Hickory Park Villas, Section One, Zone Lot Division, Lots 21 through 31, as of record in Book 6250, page 314, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Les Lazarus, by deed of record in Instrument No. 200911090103539, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Les Lazarus by Fred Stier as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20100614-0046078, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1227 Clubhouse Lane, Antioch, TN 37013
(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.

BILL GARRETT, Davidson County
Trans:T20100035958 DEEDWARR
Recvd: 06/14/10 14:26 2 pgs
Fees:13.00 Taxes:277.50
20100614-0046073

Witness my hand this 3rd day of June, 2010.

Les Lazarus

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 3rd day of June, 2010, before me personally appeared Fred Stier, the person who executed the foregoing instrument on behalf of Les Lazarus and who acknowledged that he executed the same as the free act and deed of the said Les Lazarus, through Power of Attorney granted he by the said Les Lazarus.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of June, 2010.

Commission expires:

Kasey Kelchner
State of Tennessee
Notary Public
My Comm. Exp. 1/21/2013
Rutherford County

Notary Public