Davidson County	DEEDWARR
Recvd: 01/13/11 09:27	2 pgs
Fees:13.00 Taxes:142.45	
20110113-0003570	

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$$38,500.00
|_____
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|30 DAY OF December, 2010.
|_____
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 3-7-2011
| (AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
Philip A Crook 1130 Warrior Drive Franklin, TN 37064	SAME	Map 071 10 0 Parcel 169.00

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 a 50% undivided interest
And
ENTRUST TENNESSEE FBO,
Dan Heichelbech, IRA a 50% undivided interest

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

Philip A. Crook

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. 6 on Block "D" on the Plan of Eastview Subdivision of the Shwab Property as of record in Book 547, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Les Lazarus a 50% undivided interest And ENTRUST TENNESSEE FBO, Dan Heichelbech, IRA a 50% undivided interest, by deed from Les Lazarus, dated December 16, 2008, of record in Instrument No. 20090108-0002023 Register's Office for Davidson County, TN.

THIS IS Investment property only, the Grantor has never resided at subject property and in not subject to homestead exemption.

This conveyance is made subject to the following:
1) 2011 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 135 Elmhurst Ave Nashville, TN 37207
(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 24th day of December, 2010.

Les Lazarus, Individual

Entrust Tennessee, FBO Daniel Heichelbech IRA
by William P. Gulas, Authorized Representative

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 30 day of December, 2010.

NOTARY PUBLIC

My Commission Expires: 3-7-2011

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF Shelby

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came William P. Gukas, _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged himself to be the Authorized Representative respectively of ENTRUST TENNESSEE FBO, the within named bargainor, and corporation, and that he as such appointed William P. Gukas being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation, by the _____, as such Authorized Representative and attesting the same of the corporation, by the said _____ as such Authorized Representative

WITNESS my hand and notarial seal at my office at Birmingham, ~~Tennessee~~ Alabama this 21, day of December, 2010

NOTARY PUBLIC

My commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 2, 2014
INDEMNIFIED BY NOTARY PUBLIC UNDERWRITERS

Alabama Seal
NICOLE MITCHELL NOTARY PUBLIC STATE AT LARGE ALABAMA

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.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, 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.

Notary Public James C. Smith

My Commission Expires: March 7, 2011

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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