Davidson County	DEEDWARR
Recvd: 02/11/11 10:08	2 pgs
Fees:13.00 Taxes:522.15	
20110211-0011907	

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$141,120.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF January 2011.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3.7.11
(AFFIX SEAL)

JAMES 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
Bill G. Lazarus P.O. Box 680854 Franklin, TN 37068	SAME	Map 141 15 0D Parcel 026.00

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,

James Michael Maitland, unmarried

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

Bill G. Lazarus

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. 26 on the Plan of Sheffield on the Harpeth, Phase One, of record in Book 6900, page 10 and 11, Register's Office for said County.

Said Lot No. 26 fronts 31.25 feet on the southerly margin of Wexford Point and extends back 127.91 feet on the northwesterly line and 161.47 feet on the broken southeasterly line to a dead line in the rear measuring 140.46 feet thereon.

Being the same property conveyed to James Michael Maitland, by deed from Carl Herrgesell and wife, Susan Herrgesell, dated May 19, 2003, of record in Instrument No. 20030603-0075249 Register's Office for Davidson County, TN.

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: 7213 Wexford Point, 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 28th day of January, 2011.

James Michael Maitland

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, James Michael Maitland, 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 28th day of January, 2011.

NOTARY PUBLIC

My Commission Expires: 3-7-11

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.

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.

Witness my hand and official seal on 1-28-11.

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