BILL GARRETT, Davidson County
Trans:T20110038490 DEEDWARR
Recvd: 06/28/11 10:06 2 pgs
Fees:13.00 Taxes:296.00
20110628-0049239

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$80,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF June, 2011.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3·3·2015
(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
Puertas Aviertas, LLC 4605 Gallatin Pike Nashville, TN 37216	L&H Trust 915 Lewisburg Pk Franklin, TN 37064	Map 061 07 0 Parcel 208.00

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 and Dan Heichelbech

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

Puertas Abiertas, LLC

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:

Parcel 1: Being Lot No. 69 in I.C. McMahan's Subdivision of the Maplewood Lands, as of record in Book 547, Page 78, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Beginning at a point in the southerly side of Maplewood Lane 150 feet west of the intersection of Richmond Street, now Burrus Avenue, with said Maplewood Lane; thence westerly along the southerly side of Maplewood Lane 100 feet to an iron pin; thence southerly 1 deg West 177.5 feet to an iron pin; thence easterly 100 feet to an iron pin; and thence northerly to an iron pin at the point of beginning, 175.5 feet according to an unrecorded survey of Ralph W.C. Lambert, dated 12/03/95.

Being the same property conveyed to Les Lazarus and Dan Heichelbech, by deed from Paul N. Royal, dated October 20, 2008, of record in Instrument No. 20081021-0105499 Register's Office for Davidson County, TN.

Investment property only, the Grantor(s) 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: 944 Maplewood Place Nashville, TN 37216
(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 16th day of June, 2011.

Dan Heichelbech

Les Lazarus

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Dan Heichelbech and 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 16th day of June, 2011.

NOTARY PUBLIC

My Commission Expires: 3 · 3 · 2015

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 _____

_____.
Notary Public James C. Smith

My Commission Expires: March 7, 2011

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