| BOX 10-B | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,123.23<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF SEPTEMBER, 2011.<br>Notary Public<br>MY COMMISSION EXPIRES: May 5, 2015<br>(AFFIX SEAL) |
|---|---|

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

**THIS INSTRUMENT WAS PREPARED BY**
**COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **PATRICK L. MICKLER, ET UX** | **SAME** | **094-01-0-229.00** |
| (NAME) **9659 BRUNSWICK DRIVE** | (NAME) | |
| (ADDRESS) **BRENTWOOD, TN 37027** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

BILL GARRETT, Davidson County
Trans:T20110057948 DEEDWARR
Recvd: 09/19/11 10:49 2 pgs
Fees:13.00 Taxes:174.36
20110919-0072345

# WARRANTY DEED

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, **I, LES LAZARUS, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRICK L. MICKLER AND WIFE, LOIS J. MICKLER,** 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 #133 on the Plan of Payne, Blakemore and Cummings Addition to Nashville, as of record in Plat Book 57, page 70, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Les Lazarus, a single man, by Substitute Trustee's Deed from Arnold M. Weiss, Substitute Trustee, of record in Instrument No. 20110912-0070742, dated August 16, 2011, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED THEREFORE is that portion of said property conveyed to the Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20040505-0051406, said Register's Office.

This conveyance is subject to any and all easements, restrictions and conditions which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved( X ) property, known as **716 SOUTH 14TH STREET, NASHVILLE, TN 37206**
(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 this 16th day of September, 2011.

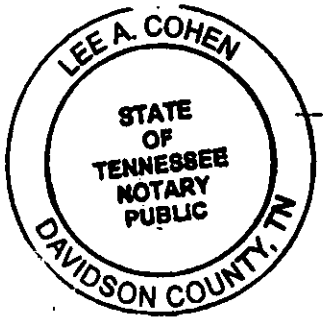
**LES LAZARUS**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Les Lazarus, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of September, 2011.

My commission expires: **MAY 5, 2015**




Notary Public