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PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

BILL GARRETT, Davidson County
Trans:T20120026735 DEEDWARR
Recvd: 04/12/12 12:06 2 pgs
Fees:13.00 Taxes:157.25
20120412-0031342

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF April, 2012.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

CONNIE L. TIMBS STATE OF TENNESSEE NOTARY PUBLIC WILSON 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
Jeremy Hicks 224 Manatee Ct Antioch TN 37013	~~Jeremy Hicks~~ ~~4921 Salem Dr.~~ ~~Nashville, TN 37211~~	Map 149 09 0 Parcel 102.00

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, unmarried & Bill Lazarus, married

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

Jeremy Hicks, unmarried

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. 35 on the Plan of Barclay Square, Section 1, as of record in Plat Book 4460, Page 141, said Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Les Lazarus & Bill Lazarus, by deed from Nationwide Trustee Services, Inc., dated January 19, 2012, of record in Instrument No. 20120227-0016791 Register's Office for Davidson County, TN.

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) 2012 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 224 Manatee Ct, 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.

Witness my hand(s) this 5 day of April, 2012.

Les Lazarus

Les Lazarus

Bill Lazarus

Bill Lazarus

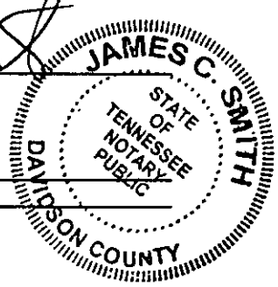
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Les Lazarus, and Bill 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 5th day of April, 2012.

NOTARY PUBLIC

My Commission Expires: 3·3·15



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5115 Maryland Way
Brentwood, Tennessee 37027