Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130058342 DEEDWARR
Recvd: 07/09/13 12:49 2 pgs
Fees:13.00 Taxes:499.50
20130709-0070902

02-1305-48509

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Affiant

Subscribed and sworn to before me, this 28th day of June, 2013.

Notary Public
My commission expires: 11-19-14

Address of New Owner:	Send Tax Bills to:	Tax Information
Anchelle F. Bell 304 Jacksonian Drive Hermitage TN 37076	New Owner	075-13-0-121.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Dan Heichelbech, married and Les Lazarus, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Anchelle F. Bell, a married woman, hereinafter called the Grantees, their successors 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. 14, on the Plan of Hermitage Hills, Section I, of record in Book 2900, Page 49, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dan Heichelbech and Les Lazarus by Quitclaim Deed from Steve Michaels, dated October 10, 2012, recorded October 16, 2012, of record in Instrument No. 20121016-0094948, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantors nor their spouses or any dependents.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 304 Jacksonian Drive, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 28th day of June, 2013.

Dan Heichelbech

Les Lazarus

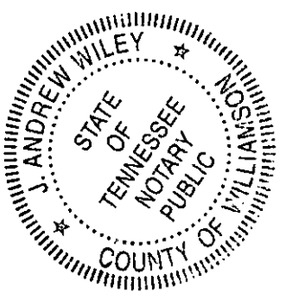
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dan Heichelbech and Les Lazarus, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 28th day of June, 2013.

Notary Public
State of Tennessee at Large

My Commission expires
1/19/14



Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122