Davidson County DEEDWARR	
Recvd: 12/01/14 08:59	2 pgs
Fees:13.00 Taxes:814.00	
20141201-0109631	

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$220,000.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|26th DAY OF November, 2014.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 3-3-15
| (AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC TENNESSEE STATE OF

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
Srarlyn Lazarus 320 Old Hickory #404 Nashville TN 37221	Mortgage Investors Gp 8320 E Walker Spr Ln Knoxville TN 37923	Map 128 12 0A Parcel 020.00

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, an unmarried man

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

Starlyn B Lazarus, an unmarried woman

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 Unit Number 20, Building Number 4 on the Plan of Section 2, Phase 1A, Eagle Ridge at the Reserve Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument Number 20011011-0110875, as Supplemented and Amended by Supplement and Amendment Number 1 to the Master Deed, of record in Instrument Number 20020215-0020370, Register's Office for Davidson County, Tennessee, together with the individed percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit A to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to John R Galloway and wife Sallye M Galloway, by Warranty deed from Eagle Ridge at the Reserve LLC, dated June 14, 2002, of record in Instrument No. 20020619-0074150, Register's Office for said County, and being further conveyed as follows:

Being the same property conveyed to Les Lazarus by deed from Wilson & Associate, PLLC, dated July 3, 2014, of record in Instrument No 20140708-0060156, Register's Office for said County.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Matters shown on the Plan of record in Plat Book filed in Instrument 20011011-0110875, as Supplemented and Amended by Supplement and Amendment Number 1 to the Master Deed, of record in Instrument Number 20020215-0020370, said Register's Office.
4) Property is subject to all matters affecting said premises as contained in Easement for Drainage Facility, and recorded Book 8083, Page 534, Register's Office for Davidson County, Tennessee.
5) Property is subject to all matters affecting said premises as contained in Drainage Easement, and recorded Book 7861, Page 559, Register's Office for Davidson County, Tennessee.

This is ☐un ☒improved property known as: 320 Old Hickory Blvd #404, Nashville, TN 37221
(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 26th day of November, 2014.

Les Lazarus

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, 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 26th day of November, 2014.

NOTARY PUBLIC

My Commission Expires: 3-3-15

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE

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 11-26-14

Notary Public James C. Smith

My Commission Expires: March 3, 2015

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