

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$$379,000.00 JoAnn B Garwood
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|27th DAY OF February, 2015.
|NOTARY PUBLIC: J Carla Ikard
|MY COMMISSION EXPIRES: 3-3-15
| (AFFIX SEAL)

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
Dennis Garwood 6505 Jocelyn Hollow Rd Nashville TN 37205	Wells Fargo BK 3210 Lake Emma Rd Lake Mary FL 32746	Map 129 02 00 Parcel 21.00

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

Dennis J Garwood, a single person and Deanna M Klapka, A single person

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 the Davidson County, Tennessee, being Lot(s) Number 731, as shown on the map entitled the Plan of West Meade Farms, Inc., Section VII, of record in Plat Book 2331, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 731 fronts 210.5 feet on the southerly side of Jocelyn Hollow Road as measured along a slight curve, and runs back 325 feet on the easterly line and 357.1 feet on the westerly line, to a dead line, measuring 77.8 feet thereon.

Being the same property conveyed to Les Lazarus by deed from Wilson & Associates PLLC, Successor Trustee, dated September 19, 2004, of record in Instrument No 20140924-0087665, 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) Matters shown on the Plan of record in Plat Book 2331, page 13, said Register's Office.
3) Property is subject to all matters affecting said premises as contained in Restrictive Covenants, and recorded Book 2340, Page 513, as amended in Book 2341, page 221, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 6505 Jocelyn Hollow Rd Nashville TN 37205
(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 27th day of February, 2015.

Les Lazarus

BILL GARRETT, Davidson County
Trans:T20150015561 DEEDWARR
Recvd: 03/03/15 11:46 2 pgs
Fees:13.00 Taxes:1402.30
20150303-0018432

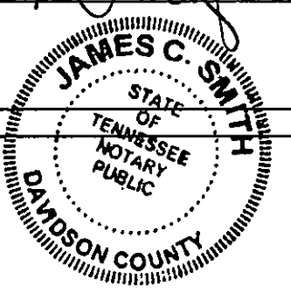
STATE OF Tennessee
COUNTY OF Davidson

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 27th day of February, 2015.

NOTARY PUBLIC

My Commission Expires: 3-3-15



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