Davidson County DEEDWARR
Recvd: 07/16/15 12:24 3 pgs
Fees:18.00 Taxes:277.50
20150716-0069522

This Instrument Prepared By:
Athens Title & Escrow LLC
Michael J. Mills, Attorney at Law
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Michael Davis
1343 Quail Valley Road
Nashville, Tennessee 37214

SEND TAX BILL TO:
Michael Davis
215 Craigmeade Dr.
Nashville, TN 37214

MORTGAGEE
none

MAP 108
GROUP 12 0A
PARCEL 014.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Les Lazarus, an unmarried man,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Michael Davis and wife, Deanna Davis**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

All that parcel of land in County of Davidson, State of Tennessee, as more fully described in Document 20010625-0067035 and being, more particularly described as follows: A certain condominium unit in Davidson County, Tennessee, described as follows: Unit 14 of Lot No. 46 in a Horizontal Property Regime as shown on the condominium site plan of Quail Valley, Phase Seven, Section Four, as of record in Plat Book 5200, Page 522, Register's Office for Davidson County, Tennessee. The premise herein is a condominium, apartment established pursuant to the provision of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 ET SEQ, of the Tennessee code annotated and is subject to the provisions and requirement thereof, to the By-Laws for the administration thereof, to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now of hereafter established over, through, or upon the land embracing the regime and ovenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Quail Valley, Phase Seven, Section Four, as of record in Plat Book 5200, Page 522, and Master Deed of record Book 5884, Page 534 as amended in Book 6058, Page 828 and Book 6081, Page 130; By-Laws of record in Book 5884, Page 566, and deed conveying common area of record in Book 6101, Page 154, and Book 7716, Page 828, said Register's Office.

Being the same property conveyed to Les Lazarus by deed from Arnold M. Weiss, Substitute Trustee, dated March 17, 2015, of record in Instrument No 20150325-0025528, 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 5200, page 522, said Register's Office.
3) Matters shown on the Plan of record in Plat Book 5200, page 522, said Register's Office.
4) Property is subject to all matters affecting said premises as contained in Book 4800, Page 254, Register's Office for Davidson County, Tennessee.

5) Property is subject to any and all restrictions, easements, and conditions of record.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as 1343 Quail Valley Road, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Michael Davis and Deanna Davis, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind himself, its heirs and assigns, 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 our hands this the 15th day of July, 2015.

Les Lazarus

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of July, 2015.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $75,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of July, 2015.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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 Williamson

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.

Notary Public James C. Smith
My Commission Expires: February 25, 2019

