This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Betty Ensor Thomas
3213 Oakview Court
Nashville, Tennessee 37013

MORTGAGEE

BILL GARRETT, Davidson County
Trans:T20160027035 DEEDWARR
Recvd: 04/04/16 13:47 2 pgs
Fees:13.00 Taxes:303.40
20160404-0031814

SEND TAX BILL TO:
Owner

MAP 150
GROUP 07 0
PARCEL 253.00

WARRANTY DEED

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT(S) 16-A, AS SHOWN ON THE MAP ENTITLED ZONE LOT DIVISION, LOT NO. 16 ON THE PLAN OF LAKESHORE WOODS, SECTION 2 OF RECORD IN PLAT BOOK 5200, PAGE(S) 767, REGISTER'S OFFICE, FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Being the same property conveyed to Daniel Heichelbech and Les Lazarus by Trustee's Deed from J. Phillip Jones and/or Jessica D. Binkley, Substitute Trustee, dated February18, 2016, of record in Instrument No. 20160229-0018939, 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) 2016 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 5200, page 767, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 3213 Oakview Court, Nashville, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Betty Ensor Thomas, her heirs and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it; and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTORS do further covenant and bind themselves, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 25th day of March, 2016.

Dan Heichelbech

Les Lazarus

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Dan Heichelbech, a married man and Les Lazarus, an unmarried man, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of March, 2016.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

MICHAEL K. HARRELL 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 $82,000.00.

Betty Enos Thomas
AFFIANT

Subscribed and sworn to before me on this 25th day of March, 2016.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

MICHAEL K. HARRELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY