Return to:
stewart title
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

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

ADDRESS NEW OWNER:
Richard Herring
665 North Greenhill Road
Mt. Juliet, TN 37122

SEND TAX BILL TO:
Owner

MORTGAGEE
~~Owner~~
Pinnacle Bank
270 Main St.
Hendersonville, TN 37075

MAP 136
GROUP 03 0B
PARCEL 027.00

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 un-married man** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Richard Herring and Suzanne Karr-Herring, husband and wife**, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 72, BUILDING NO. 26 AND THE GARAGE THEREWITH IN A HORIZONTAL PROPERTY REGIME ON THE PLAN OF PRIEST LAKE PARK CONDOMINIUM TOWNHOUSES, PHASE 2 OF RECORD IN PLAT BOOK 4675, PAGE 131-145, SAID REGISTER'S OFFICE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Les Lazarus by deed from by Trustee's Deed from Rubin Lublin TN, PLLC, Substitute Trustee, dated October 9, 2015, of record in Instrument No 20151026-0108675, 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 4675, page 131-145, said Register's Office.
3) Any and all restrictions, conditions, and easements of record

This is improved property known as 3880 Priest Lake Dr #72, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Richard Herring and Suzanne Karr-Herring, husband and wife, 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.

Davidson County DEEDWARR
Recvd: 04/20/16 14:08 3 pgs
Fees:18.00 Taxes:393.13
20160420-0038412

WITNESS our hands this the 14th day of April 2016.

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 14th day of April 2016.

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 $106,250.00.

AFFIANT

Subscribed and sworn to before me on this 14th day of April 2016.

NOTARY PUBLIC
My Commission Expires: ~~February 25, 2019~~ 3/19/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

TRUE COPY CERTIFICATION

I, Kimie Perry, 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.

Kimie Perry
Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Liz Jones
Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

