WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$183,000.00
Sara Lofton
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
17th DAY OF June, 2016.
NOTARY PUBLIC: Piper Niemann
MY COMMISSION EXPIRES: 03-10-19
(AFFIX SEAL)

PIPER L. NIEMANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 072
Les Lazarus	Same	GROUP 03 0
1134 B Shelton Ave		PARCEL 381.00
Nashville, Tennessee 37216		

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,

Clarence Lofton and wife Sara Lofton

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

Les Lazarus and Dan Heichelbech,
as Joint Tenants with Rights of Survivorship

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 Lot 2 on the Final Plat of the Resubdivision of Part of Lot no. 55 of Inglewood Place of record in Plat Book 8250, page 462, Register's Office for said county. Reference is made to said plat for a more complete and accurate legal description.

Being the same property conveyed to Clarence Lofton and wife Sara Lofton by deed from Steve Sloan dated June 27, 1995 and recorded in Book 10109, page 358 said Register's Office.

This conveyance is made subject to the following:
1) 2016 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **1134 B Shelton Ave, Nashville, Tennessee 37216**.

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 and official seal at office this 17th day of June, 2016.

Clarence Lofton
Clarence Lofton

Sara Lofton
Sara Lofton

BILL GARRETT, Davidson County
Trans:T20160054405 DEEDWARR
Recvd: 06/27/16 09:09 2 pgs
Fees:13.00 Taxes:492.10
20160627-0065088

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Clarence Lofton and wife Sara Lofton, 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 17th day of June, 2016.

NOTARY PUBLIC

My Commission Expires: 03-10-19

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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