BILL GARRETT, Davidson County
Trans:T20160083227 DEEDWARR
Recvd: 09/22/16 13:26 2 pgs
Fees:13.00 Taxes:888.00
20160922-0099971

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$240,000.00
Laurie Ann Reed
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF September,2016.
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 2-25-19
(AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 096
Laurie Ann Reed	Movement Mortgage LLC	GROUP 10 0
2836 Surrey Rd	8024 Calvin Hall Road	PARCEL 042.00
Nashville, Tennessee 37214	Indian Land, SC 29707	

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 and Dan Heichelbech, a married man

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

Laurie Ann Reed, a single woman

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:

BEING a part of a tract marked "Reserved" on the Plat of Donelson Heights, of record in Book 1424, page 35, Register's Office for said County, and described as follows:

Beginning at the southeast corner of Lot No. 22 on said plan in the north line of a 50-foot unnamed Street; thence along the rear line of Lots 22 and 23, North 3 deg. 14 min. East 140.15 feet to an iron pin; thence South 87 deg. 09 min. East 475.9 feet to a point; thence South 3 deg. 02 min. West 310 feet, more or less, to a point; thence North 88 deg. West 545.3 feet to the southeast corner of Lot 21 of said plan; thence along the east line of the same, northerly 125 feet to the southerly margin of said unnamed Street; thence with the margin of the same, easterly 71 feet to the east terminus of said Street; thence crossing the east terminus of said Street, North 3 deg. 14 min. East 50 feet to the point of beginning.

Being the same property conveyed to Les Lazarus, single and Dan Heichelbech, married by deed from Arnold M. Weiss, dated May 3, 2016, of record in Instrument No 20160519-0050095, 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) Any and all restrictions, conditions, and easements of record.

This is improved property known as **2836 Surrey Rd, 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 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 16th day of September, 2016.

Les Lazarus

Dan Heichelbech

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Les Lazarus, an unmarried man and Dan Heichelbech, a married man, 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 16th day of September, 2016.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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