WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160091836 DEEDWARR
Recvd: 10/18/16 13:12 2 pgs
Fees:13.00 Taxes:259.00
20161018-0109986

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$70,000.00 Michael Harrell
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF October, 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 052
Les Lazarus	Same	GROUP 09 0
331 E Due West Ave		PARCEL 037.00
Madison, Tennessee 37115		

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,

Dixie C. Zerbe, a widow

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

Les Lazarus and Dan Heichelbech

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 No. 10 on the Map of Geo. F. Roth's Re-subdivision of Lots 19 and 23, in the Montague Subdivision, not of record, and described as follows:

Beginning at a point in the northerly margin of Due West Avenue at the corner of Lots 9 and 10; thence northerly 200 feet to a point in the south margin of Lot 11; thence easterly with the margin of Lot 11, 50 feet to a point; thence southerly 200 feet to the northerly margin of Due West Avenue; thence westerly with said Avenue 50 feet to the beginning.

Being the same property conveyed to Ralph Zerbe and wife, Dixie C. Zerbe by deed from James A Lesemann dated January 2, 1976 and recorded in Book 4984, page 764 said Register's Office. Ralph Zerbe having pre-deceased his wife on Nov 15, 2015, leaving her sole owner by operation of law.

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 **331 E Due West Ave, Madison, Tennessee 37115**.

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 4th day of October, 2016.

Dixie C. Zerbe

Dixie C. Zerbe

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Dixie C. Zerbe, 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 4th day of October, 2016.

NOTARY PUBLIC

My Commission Expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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