Davidson County DEEDWARR
Recvd: 12/09/16 15:55 3 pgs
Fees:18.00 Taxes:625.30
20161209-0129611

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$169,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
8th DAY OF December,2016.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 6/28/17
(AFFIX SEAL)

WILLIAM S CORLETT STATE OF TENNESSEE NOTARY PUBLIC MARYLAND WAY

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

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 052
Corey Titus-Tuttle	Wells Fargo Bank NA, ISAOA	GROUP 09 0
331 Due West Avenue	MAC X9999-01H	PARCEL 037.00
Madison, Tennessee 37115	2701 Wells Fargo Way	
	Minneapolis, MN 55467-8000	

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, a married man and Dan Heichelbech, a married man

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

Corey W Titus-Tuttle, a single person

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 Ceo. F. Roth's Resubdivision 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 LES LAZARUS AND DAN HEICHELBECH, by deed from RALPH ZERBE AND WIFE, DIXIE C. ZERBE, of record in Instrument No. 20161018-0109986, dated October 4, 2016, said Register's Office.

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) 2017 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **331 Due West Avenue, 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 8th day of December, 2016.

Les Lazarus

Dan Heichelbech

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Les Lazarus, a married 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 8th day of December, 2016.

NOTARY PUBLIC

My Commission Expires: 2-25-2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Deanna Cooper, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05/13/2020

