WARRANTY DEED

Return to
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$237,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF March,2017.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
8/17/19 (AFFIX SEAL)

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 127
Amy Dudley	Mortgage Investors Group	GROUP 12 0
1048 Hickory Hollow Road	8320 East Walker Springs Ln #200	PARCEL 030.00
Nashville, Tennessee 37221	Knoxville, Tennessee 37923	

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

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

Christopher Borte and Amy Dudley, husband and wife

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. 31 ON THE PLAN OF BELLEVUE MANOR, AS OF RECORD IN BOOK 3600, PAGES 32 AND 33, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 31 FRONTS A TOTAL OF 209.27 FEET AT THE NORTHEASTERLY TERMINUS OF HICKORY HOLLOW ROAD, AND EXTENDS BACK 162.86 FEET ON THE NORTHWESTERLY LINE AND 299.42 FEET ON THE SOUTHEASTERLY LINE, TO A DEAD LINE IN THE REAR, MEASURING 256 FEET THEREON.

Being the same property conveyed to Les Lazarus by deed from Shapiro & Ingle LLP, of record in Instrument No 20161114-0119557, Register's Office for said County, dated November 10, 2016, and Recorded on November 14, 2016

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 **1048 Hickory Hollow Road, Nashville, Tennessee 37221**.

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 29th day of March, 2017.

Les Lazarus

BILL GARRETT, Davidson County
Trans:T20170027320 DEEDWARR
Recvd: 03/31/17 12:25 2 pgs
Fees:13.00 Taxes:876.90

20170331-0031584

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Les Lazarus, 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 29th day of March, 2017.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Closing Services:

Magnolia Title
1104 Fatherland Street
Nashville, TN 37206
P: 615-712-6391

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027