WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170042865 DEEDWARR
Recvd: 05/19/17 12:45 2 pgs
Fees:13.00 Taxes:1831.50
20170519-0050008

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$495,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12th DAY OF May 2017

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 6-18-18
(AFFIX SEAL)

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 115
Christopher Key	F&M Bank	GROUP 06 0
6700 Currywood Drive	P.O.Box 451, 50 Franklin St.	PARCEL 053.00
Nashville, Tennessee 37205	Clarksville, Tennessee 37041	

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,

Lee Lazarus, a married man

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

Christopher Key and Michelle Key, husband and wife

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davdison County, state of Tennessee, described as follows: To wit:

LAND IN THE 8TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 45 ON THE PLAN OF WEST MEADE HILLS, SECTION II, AS OF RECORD IN PLAT BOOK 2900, PAGE 98, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 45 FRONTS 175 FEET ON THE NORTHEASTERLY SIDE OF CURRYWOOD DRIVE AND RUNS BACK 215 FEET ON THE NORTHEASTERLY LINE AND 242 FEET ON THE SOUTHEASTERLY LINE TO A DEAD LINE, MEASURING 196.25 FEET THEREON.

Being the same property conveyed to Les Lazarus by deed from Wilson & Associates PLLC, of record in Instrument No 20160420-0038163, Register's Office for said County, dated April 19, 2016, and Recorded on April 20, 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 **6700 Currywood Drive, Nashville, Tennessee 37205**.

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 12th day of May, 2017.

Lee Lazarus

STATE OF Tennessee
COUNTY OF Davdison

Personally appeared before me, Lee 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 12th day of May, 2017.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Legends Title Services, LLC
2494 N. Mt. Juliet Rd., Ste. 300
Mt. Juliet, TN 37122
615-449-8400 Office

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