BILL GARRETT, Davidson County
Trans:T20170073072 DEEDWARR
Recvd: 08/23/17 09:53 2 pgs
Fees:13.00 Taxes:884.30
20170823-0086466

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 10158

WARRANTY DEED

BRIAN SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF August, 2017
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 7-6-2020
(AFFIX SEAL)

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

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 92
Steven Jones	New Owners	GROUP 13 0
3505 Elkins Ave		PARCEL 342.00
Nashville, Tennessee 37209		

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

Steven Jones, an unmarried man,
and
Elizabeth Beard, an unmarried woman,*
~~as joint tenants with rights of survivorship~~
*as tenants in common

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Land in Davidson County, Tennessee, being the easterly 50 feet of Lots 109, 110, 111 on the map of Hortense Place as of Record in Book 161, Page 167, Register's Office for said County. Said part of Lots Nos. 109, 110 and 111 fronts 50 feet on the southerly side of Elkins Avenue and runs back between parallel lines, with the westerly margin of an alley, 150 feet to a dead line.

Being the same property conveyed to Les Lazarus by deed from Shapiro & Ingle LLP, of record in Instrument No 20160902-0092624, Register's Office for said County, dated August 21, 2016, and Recorded on September 2, 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 **3505 Elkins Ave, Nashville, Tennessee 37209.**

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 August, 2017.

Les Lazarus
Les Lazarus

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Les Lazarus, 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 August, 2017.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

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