Bill Garrett Davidson County
Batch# 9788 DEEDWARR
10/09/2017 03:53:07 PM 2 pgs
Fees: $13.00 Taxes: $629.00
20171009-0103467

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF September,2017.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 6-30-2019
(AFFIX SEAL)

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE 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 162
George Gerace	SAME	GROUP 06 0
214 Ocala Drive		PARCEL 173.00
Nashville, Tennessee 37211		

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,

Dan Heichelbech, a married man
and
Les Lazarus, a married man

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

George Fawzy Gerace, an unmarried man

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:

BEING LOT NUMBER 144 ON THE PLAN OF FAIR OAKS, SECTION 2, OF RECORD IN PLAT BOOK 4460 AT PAGES 52 AND 53, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Dan Heichelbech and Les Lazarus by deed from Harold McDaniel Lane and Margaret Marie Lane, Husband and wife, of record in Instrument No 20170814-0083026, Register's Office for said County, dated August 7, 2017, and Recorded on August 14, 2017

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 **214 Ocala Drive, Nashville, Tennessee 37211.**

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 28th day of September, 2017.

Dan Heichelbech

Les Lazarus

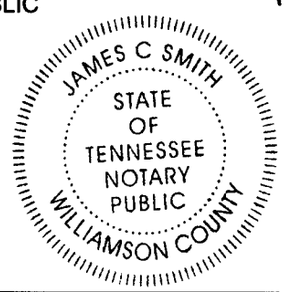
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Dan Heichelbech and 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 28th day of September, 2017.

NOTARY PUBLIC

My Commission Expires: February 25, 2019



PLEASE RETURN TO:
Anchor Title
6970 Moores Lane
Brentwood, TN 37027

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