WARRANTY DEED

Bill Garrett Davidson County
Batch# 13436 DEEDWARR
10/13/2017 12:56:19 PM 2 pgs
Fees: $13.00 Taxes: $562.40

20171013-0105263

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$152,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
11th DAY OF October,2017

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 2-25-19
(AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
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 061
Les Lazarus	Same	GROUP 06 0
P.O. Box 148031		PARCEL 160.00
Nashville, Tennessee 37214		

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,

Lula Bell Dobbs, married

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

Les Lazarus and Dan Heichelbech

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 the northerly 75 feet of Lot No. 130 on the Map of Maplewood Heights Subdivision, as of record in Book 547, pages 77 and 78, Register's Office for said County.

Said part of said lot fronts 75 feet on the westerly side of Edwards Avenue and extends back between parallel lines, 300 feet to a dead line.

Being the same property conveyed to JOSH A. CARNEY AND WIFE, ILA BELL CARNEY by deed from HAZELE M. SHAW, UNMARRIED by deed of record in Book 4301, Page 575, dated January 13, 1969, said Register's Office. ILA BELL CARNEY has since died leaving JOSH A. CARNEY as the surviving tenant by the entirety. JOSH A. CARNEY died testate on or about September 5, 2001. He devised said property to LULA BELL DOBBS by will of record in Docket No. 01P-1518, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, a certified copy of which is of record in Instrument No. 20170926-0098335, Register's Office for Davidson County, Tennessee.

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 **4201 Edwards Avenue, Nashville, Tennessee 37216**.

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 11th day of October, 2017.

Lula Bell Dobbs
Lula Bell Dobbs

Alvin Leon Dobbs
Alvin Leon Dobbs

ALVIN LEON DOBBS JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE, HOMESTEAD, AND/OR INTEREST PURSUENT TO T.C.A. CODE 26-2-301, A,B AND D, IN AND TO SAID PROPERTY WHICH HE MAY HAVE MARITAL OR OTHERWISE.

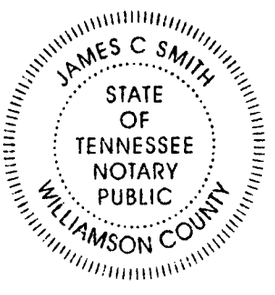
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Lula Bell Dobbs and husband Alvin Leon Dobbs, 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 11th day of October, 2017.

NOTARY PUBLIC

My Commission Expires: February 25, 2019



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