2nd

THIS INSTRUMENT WAS PREPARED BY
Andy Regg
121 Hidden Point
Hendersonville, TN 37075

Bill Garrett Davidson County
Batch# 19284 DEEDQC
10/30/2017 10:57:23 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20171030-0110883

NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Les Lazarus and Dan Heichelbech.	SAME	043 12 049.00
3213 Toddway Court		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

ANDY REGG

HEREINAFTER CALLED THE GRANTOR DO HEREBY QUITCLAIM, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LES LAZARUS AND DAN HEICHELBECH

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOW, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 26, BLOCK "A" ON AN UNRECORDED PLAN OF MYATT-EAGAN SUBDIVISION, SAID PLAN BEING A PART OF THE ANDERSON ESTATES, OF RECORD IN BOOK 1130, PAGE 37, REGISTER' S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SAID LOTS OF SAID UNRECORDED PLAN BEING DESCRIBED ACCORDING TO A SURVEY MADE BY HARVEY GEE, DATED AUGUST 1946, AS FOLLOWS:BEGINNING A POINT ON THE WESTERLY SIDE OF VANDIVER DRIVE, SAID POINT BEING THE COMMON CORNER OF LOTS 26 AND 27 OF SAID SUBDIVISION, AND SAID POINT BEING LOCATED 631.4 FEET NORTH OF A MONUMENT LOCATED AT THE NORTHWEST CORNER OF OLD HICKORY BOULEVARD AND VANDIVER DRIVE; THENCE WESTERLY WITH THE DIVIDING LINE BETWEEN LOTS NOS. 26 AND 27, 139.1 FEET TO A POINT, SAID POINT BEING THE COMMON CORNER OF LOTS NOS. 16 AND 26, 50 FEET MORE OR LESS TO A POINT; THENCE EASTERLY WITH THE DIVIDING LINE BETWEEN LOTS 25 AND 26, 127.2 FEET TO A POINT ON THE POINT ON THE WESTERLY MARGIN OF VANDIVER DRIVE, THENCE SOUTHERLY WITH THE WESTERLY MARGIN OF VANDIVER DRIVE, 50 FEET TO THE POINT OF BEGINNING.

BEING the same property conveyed to Andy Regg by Substitute Trustee's Deed from J. Phillip Jones, Substitute Trustee, of record in Instrument Number 20171030-0110882 Register's Office for Davidson County, Tennessee.

This is investment property only and has never been the residence of the grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

Commonly known as: 117 Vandiver Drive, Madison, TN 37115

Witness my hand this 23rd day of October, 2017.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Andy Regg the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 23rd day of October, 2017.

LISA MCCREARY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Commission expires: 11-21-2017

Notary Public

For Tennessee Recording Purposes:

State of Tennessee
County of Davidson

As required by TENNESSEE CODE ANNOTATED Section 67-1-409 (a)(6)(A), the undersigned being Grantee, Grantee's agent or a trustee acting for Grantee, after first being duly sworn, makes oath that the actual consideration for this transfer or the VALUE of the property transferred, WHICHEVER IS GREATER, is -0- (zero)

Sworn and subscribed to before me on this 25, day of Oct, 2017.

Affiant:

Commission expires: 2-25-19

Notary Public

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY