WARRANTY DEED

Bill Garrett Davidson County
Batch# 72681 **DEEDWARR**
03/23/2018 12:45:02 PM 2 pgs
Fees: $13.00 Taxes: $828.80

20180323-0027582

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$224,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF March, 2018.

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 072
Les Lazarus P.O. Box 148031 Nashville, TN 37214	Same	GROUP 13 0 PARCEL 117.00

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,

Angela R. Hicks, a single woman

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 westerly parts of Lot Nos. 59 and 60 on the map of Springdale Subdivision, of record in Book 974, page 18, Register's Office for Davidson County, Tennessee, described according to a survey prepared by J.R. Wauford and Company, Engineers, May 11, 1959, as follows: Beginning at an iron pin in the southwest corner of the Intersection of Inga Street and McClurkan Avenue; thence with the southerly margin of McClurkan Avenue, South 79 degrees 02' East 73.5 feet to an iron pin; thence leaving McClurkan Avenue, South 11 degrees 40' West 106.4 feet to an iron pin in the southerly line of Lot No. 59, thence with the southerly line of Lot No. 59, North 65 degrees 48' West 96.4 feet to an iron pin in the westerly margin of Inga Street; thence along the margin of said street, North 25 degrees 15' East 87 feet to the beginning.

Being the same property conveyed to Angela R. Hicks by Quitclaim Deed from Angela R. Hicks, dated August 15, 2011, and recorded August 15, 2011, in Instrument No. 20110815-0062554, said Register's Office for said County.

Being further property conveyed to Angela Rochelle Hicks by Affidavit of Heirship, being the heir of Laura Z. Hicks, dated September 24, 2010, and recorded on September 28, 2010 filed for record in Instrument No. 20100928-0077038, said Register's Office.

Being the same property conved to Charles Hicks the husband of Laura Z. Hicks, by Warranty Deed from Freddie W. Franklin and wife Debra M. Franklin, dated January 26, 1995, and filed for record on January 30, 1995, in Deed Book 9580, page 845, said Register's Office.

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **900 McClurkan Avenue, Nashville, Tennessee 37206.**

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 March, 2018.

Angela R. Hicks

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Angela R. Hicks, 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 March, 2018.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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