WARRANTY DEED

Bill Garrett Davidson County
Batch# 98904 DEEDWARR
06/01/2018 12:12:55 PM 2 pgs
Fees: $13.00 Taxes: $1,021.20

20180601-0052360

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$276,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF May, 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 142
Jessica Suzanne Anderson	Same	GROUP 07 0F
7252 Hwy 70 S #1306		PARCEL 06700 CO
Nashville, Tennessee 37221		

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,

Andrew J. Lazarus, a single man

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

Jessica Suzanne Anderson, a single woman

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 Lot 67, Unit 1306 of Bellevue Commons Townhomes, created under Title 66, Chapter 27, Section 101, et seq., as established by a Master Deed of record in Instrument Number 20000720-0071772, as re-recorded in Instrument Number 20000828-0084760, and amended in Instrument Number 20060824-0104869, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said Unit. Reference is hereby made to the Site Plan of Bellevue Commons, as set forth in said Master Deed for a more complete identification and location of said Unit.

Being the same property conveyed to ANDREW J. LAZARUS, AN UNMARRIED MAN, by deed of record as Instrument No. 20150925-0097531, 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 **7252 Hwy 70 S #1306, Nashville, Tennessee 37221.**

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 30th day of May, 2018.

Andrew J. Lazarus
Andrew J. Lazarus,

by Michael Harrell, as attorney-in-fact
by Michael Harrell, as attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson

On this 30th, day of May, 2018, the undersigned authority, a Notary Public in and for the State of Tennessee, before me personally appeared Michael Harrell, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument in behalf of Andrew J. Lazarus, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed of Andrew J. Lazarus.

Power of Attorney recorded in Instrument No 20180601005239 in the Register's Office in and for Davidson, County, Tennessee.

WITNESS my hand and official seal this 30th day of May, 2018.

My Commission Expires: 02/25/19

NOTARY PUBLIC James C Smith

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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