Bill Garrett Davidson County
Batch# 107826 DEEDWARR
06/25/2018 11:08:00 AM 2 pgs
Fees: $13.00 Taxes: $555.00
20180625-0060961

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
24th DAY OF June,2018.

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

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 149
Dan Heichelbech	Same	GROUP 3
2433 Rychen Drive		PARCEL 75.00
Nashville, Tennessee 37217		

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,

Elizabeth C Reilly, a widow

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

Dan Heichelbech, and Les Lazarus

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 No. 623 on the Plan of Edge-0- Lakes Estates, Section 10, as of record in Book 3842, page 180, Register's Office for said County.

SAID Lot fronts 70.14 feet on the westerly side of Rychen Drive, and extends back 150 feet on the south erly li ne and 150.53 feet on the northerly line to a dead line an d measures 92 feet thereon.

Being the same property conveyed to Thomas W. Reilly, and wife Elizabeth C Reilly, by deed from James W. Hall, and wife, Rosemary Hall dated and recorded in Book 4507, page 505 said Register's Office.

Thomas W. Reilly having pre-deceased his wife leaving her sole owner by operation of law on May 13, 2014.

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 **2433 Rychen Drive, Nashville, Tennessee 37217**.

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 24th day of June, 2018.

Elizabeth C Reilly

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Elizabeth C Reilly, 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 24th day of June, 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