WARRANTY DEED

Bill Garrett Davidson County
Batch# 120226 **DEEDWARR**
07/24/2018 12:49:31 PM 2 pgs
Fees: $13.00 Taxes: $573.50

20180724-0072125

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$155,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July, 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 162
Mott LLC	FNB Bank, ISAOA/ATIMA	GROUP 06 0
4142 Alva Lane	7122 Nolensville Road	PARCEL 376.00
Nolensville, TN 37135	Nolensville, Tennessee 37135	

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,

Les Lazarus, a married man and Dan Heichelbech, a married man

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

Mott, LLC, a Tennessee limited liabilty company

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 lying in the 5th Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point, said point being the southeast corner of Bess Estates, Section Two, thence with the South boundary line of said subdivision N 87 deg. 22' 4" W a distance of 91.63 feet to a point, thence with the common lot line between Lot Number 76 and Lot Number 77 of Bess Estates, Section Two, a distance of 174.16 feet to a point in the Southern margin of Bess Court South, thence with the margin of said street along a curve to the left having a forty foot radius a distance of 28.0 feet to a point, thence leaving the margin of said street along a radial line a distance of 173.91 feet to a point in the easterly boundary line of said Bess Estates, Section Two, thence with said boundary line S 5 deg. 42' 16" W a distance of 109.87 feet to the point of beginning.

Being the same property conveyed to Les Lazarus and Dan Heichelbech by deed from Jon English, of record in Instrument No 20171030-0110867, Register's Office for said County, dated October 26, 2017, and Recorded on October 30, 2017

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

This is improved property known as **125 Bess Ct S, Antioch, Tennessee 37013.**

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 July, 2018.

Les Lazarus

Dan Heichelbech

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Les Lazarus, and Dan Heichelbech, 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 July, 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