WARRANTY DEED

Karen Y Johnson Davidson County
DEEDWARR
Batch# 177371 2 pgs
12/26/2018 08:29:36 AM
Fees: $13.00 Taxes: $584.60

20181226-0124732

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$$158,000.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF December,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 149
Larry Chocron	FNB Bank NMLS 500338	GROUP 03 0
2433 Rychen Drive	7122 Nolensville Road	PARCEL 075.00CO
Nashville, Tennessee 37217	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,

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

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 southerly line and 150.53 feet on the northerly line to a dead line an d measures 92 feet thereon.

Being the same property conveyed to Dan Heichelbech and Les Lazarus, by deed from Elizabeth C. Reilly, a widow, dated June 24, 2018, of record in Instrument No. 20180625-0060961 said Register's Office.

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. CODE 26-2-301, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:

1) 2019 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.**
Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 18th day of December, 2018.

Dan Heichelbech

Les Lazarus

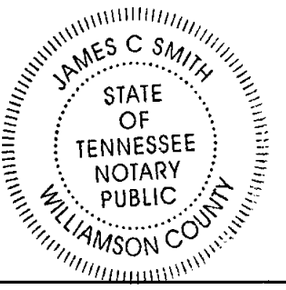
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Dan Heichelbech, and Les Lazarus, 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 18th day of December, 2018.

NOTARY PUBLIC

My Commission Expires: February 25, 2019



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