WARRANTY DEED

Karen Johnson Davidson County
Batch# 259750 DEEDWARR
07/22/2019 08:44:06 AM 2 pgs
Fees: $13.00 Taxes: $647.50

20190722-0071282

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$175,000.00
|_____
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|12th DAY OF July 2019.
|_____
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

My Commission Expires January 23, 2023

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 018
Billy Butler 853 Hitt Lane Goodlettsville, Tennessee 37072	Same	GROUP 160 PARCEL 140.00

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,

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

Billy Butler and Ellie G. Butler, husband and wife

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 ALL OF THAT CERTAIN LAND OR LOT AS DESCRIBED IN DAVIDSON COUNTY, TENNESSEE AS FOLLOWS TO-WIT:

LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, IN THE TOWN OF GOODLETTSVILLE LOCATED ON THE NORTH SIDE OF MONCRIEF AVENUE, BEING PORTION OF LOT NO. 9 AND LOT NO. 10 IN W.C. MONCRIEF SUBDIVISION AT GOODLETTSVILLE, TENNESSEE.

SAID WEST PORTION OF LOT 9 FRONTS 15 FEET ON THE NORTH MARGIN OF MONCRIEF AVENUE AND 20 FEET WIDE IN THE REAR, MEASURING ABOUT 156 FEET ON THE WEST SIDE.

SAID LOT NO. 10 FRONTS 66 FEET ON THE NORTH MARGIN OF MONCRIEF AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 154 1/2 FEET TO EDD B. YOUNG'S PROPERTY.

Being the same property conveyed to Les Lazarus and Dan Heichelbech by quitclaim deed from 1 Public Homes LLC, a Tennessee Limited Liability Company, dated November 23, 2018, of record in Instrument No. 20181203-0117472, in the Register's Office for Davidson County, Tennessee.

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 **209 Moncrief Ave, Goodlettsville, Tennessee 37072.**

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 12th day of July, 2019.

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 12th day of July, 2019.

NOTARY PUBLIC

My Commission Expires:
January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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