WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$420,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **30TH DAY OF SEPTEMBER, 2005.**

Notary Public

MY COMMISSION EXPIRES: July 19, 2008.
(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires July 21, 2007

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ADAM J. NADEAU	SAME	**83-9-151**
(NAME)	(NAME)	
1215 WOODLAND STREET		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, ROBERT MCKEAN, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ADAM J. NADEAU, 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. 8 OF BLOCK 1 ON THE MAP OF ANDREW ALLISON ADDITION OF RECORD IN BOOK 161, PAGE 74, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ROBERT MCKEAN, UNMARRIED BY DEED FROM THELMA W. CLARK, A WIDOW OF RECORD IN INSTRUMENT NO. 20031118-0168265 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as 1215 WOODLAND STREET, NASHVILLE, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 this 30th day of September, 2005.

Davidson County DEEDWARR
Recvd: 10/04/05 15:17 2 pgs
Fees:13.00 Taxes:1554.00
20051004-0119509

Robert Mckean, Power of Attorney
BY: Karen Hoff -, Power-of-Attorney

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared KAREN HOFF, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be Power Of Attorney for **ROBERT MCKEAN**, UNMARRIED, and to be the person who executed the fore going instrument for the purpose there in contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **30th day of September, 2005.**

Commission expires: **July 19, 2008**

JUSTIN TATUM Notary Public

JUSTIN TATUM
STATE
DAVIDSON COUNTY, TN
My Commission Expires July 19 2008