This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
212 Oceola Ave
Nashville, TN 37209
(615) 829-5190

File No.: **17-1017**

BILL GARRETT, Davidson County
Trans:T20170016041 DEEDWARR
Recvd: 02/23/17 11:23 2 pgs
Fees:13.00 Taxes:462.50
20170223-0018212

WARRANTY DEED

THIS INDENTURE, made and entered into this **2/22/2017**, by and between **Soldeo, LLC, a Tennessee Limited Liability Company**, parties of the first part, and **Jean R. Lauzon**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 26 in Cumberland Nurseries Resubdivision of Lots 23,24,25 and 26 of record in Plat Book 161, page 139, in the Register's Office of Davidson County, Tennessee, described as follows:

Said Lot No. 26 fronts 50 feet on the northerly side of Lutie Street and extends back between parallel lines 187 – ½ feet to an alley in the rear.

Being the same property conveyed to Soldeo, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from John Radebaugh and Julie Radebaugh, husband and wife dated 01/29/2016, of record in Instrument No. 20160205-0011244, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to John Radebaugh and Julie Radebaugh, husband and wife, by Warranty Deed from Sara E. Edwards, an unmarried individual and Billie Allison, an unmarried individual, dated December 13, 2011, of record in Instrument No. 20120111-0002764, corrected in Instrument No. 20120309-0020822, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **119-5-212**
☒ Improved **208 Lutie St, Nashville, TN 37210**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Soldeo, LLC
By John C. Radebaugh, Managing Member

Soldeo, LLC
By Juliana Radebaugh, Managing Member

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned authority of the State and County aforesaid, personally appeared **John C. Radebaugh and Juliana Radebaugh**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledge themselves to be the **Managing Member of Soldeo, LLC** the within named bargainor, a corporation, and that they as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

Witness my hand and Notarial Seal this 22nd day of February, 2017.

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

****

Owner's Name: **Jean R. Lauzon**

and Address: **208 Lutie St, Nashville, TN 37210**

Mail tax bills to: Jean R. Lauzon
209 Lutie St. Nashille TN 37210

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$125,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 22nd day of February, 2017..

Notary Public

My Commission Expires: 3.21.20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM