THIS INSTRUMENT PREPARED BY:
James L. Grillot
900 S. Gay Street, 4th Floor
Knoxville, TN 37902

Return To:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Grantee:
Evan D. Norton
1211 Boscobel Street
Nashville, TN 37206

Send Tax Bills To:
new owner

Map & Parcel No.:
08313016200

BILL GARRETT, Davidson County
Trans:T20170058427 DEEDWARR
Recvd: 07/10/17 09:16 2 pgs
Fees:13.00 Taxes:1665.00
20170710-0068742

WARRANTY DEED

THIS INDENTURE, made and entered into this 30th **day of** June, 2017, by and between **John Haendel and Jennifer Haendel, husband and wife**, party of the first part, and **Evan D. Norton, a single man**, party of the second part,

WITNESSETH: That for and in consideration of **FOUR HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS ($450,000.00)** 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 has 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 County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 146, on the Plan of East Edgefield, of record in Plat Book 21, Page 147, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Lot No. 146 fronts 50 feet on the northerly side of Boscobel, formerly Magnolia Street, and runs back between parallel lines 170 feet to an alley.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

Being the same property conveyed to John Haendel and Jennifer Haendel, from Aeriel Investment Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated August 25, 2011, of record in Instrument Number 20110831-0067340, in the Register's Office of Davidson County, Tennessee.

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

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

And the said party of the first part does hereby covenant with the said party of the second part that party of the first part is lawfully seized in fee of the aforedescribed real estate; that party of the first part has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto the party of the first part will warrant and forever defend 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 said party of the first part the day and year first above written.

John Haendel

Jennifer Haendel

STATE OF TENNESSEE, COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, **John Haendel and Jennifer Haendel,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 30th **day of** June, **20**17.

Notary Public

BARBARA LUCCIOLA COKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 10/7/2019

STATE OF TENNESSEE, COUNTY OF Davidson

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$450,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 30th **day of** June, **20**17.

Notary Public

KAYLA E LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

My commission expires: 3/3/2020

PROPERTY ADDRESS:
1211 Boscobel Street
Nashville, TN 37206