This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $528,000.00.

Affiant

Subscribed and sworn before me this the 25th day of July, 2018.

Notary Public
My commission expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

Bill Garrett
Batch# 122759
07/31/2018 03:30:57 PM
Fees: $18.00 Taxes: $1,953.60

Davidson County
DEEDWARR
3 pgs

20180731-0074752

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Michael Nelson	Pinnacle Bank	093-04-0 004.00
618 Boscobel St.	150 3rd Avenue South, Suite 900	
Nashville, TN 37206	Nashville, TN 37201	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, NICOLE SANDERS, AN UNMARRIED WOMAN, AND LEEANN RADEKA, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey KAITLIN DASTUGUE AND MICHAEL NELSON, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 40 on the Plan of J.S. Williams Addition, Edgefield, as of record in Book 21, page 45, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nicole Sanders, an unmarried woman and LeeAnn Radeka, an unmarried woman, as tenants in common with rights of survivorship, by deed from James L. Parker, III etux Thoma J. Parker, dated 05/11/2017, of record in Instrument No. 20170515-0048022, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 618 Boscobel St., Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 23 day of July, 2018.

Alisha Nicole Sanders

LeeAnn Radeka

STATE OF _____
COUNTY OF _____ see attached ##

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, LeeAnn Radeka, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____ day of July, 2018.

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Alisha Nicole Sanders, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of July, 2018.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles }

On July 23 2018 before me, Robin K Thompson, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared LeeAnn Radeka
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is~~/are~~ subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity~~(ies)~~, and that by his/her/their signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

ROBIN K. THOMPSON
Notary Public – California
Los Angeles County
Commission # 2223015
My Comm. Expires Dec 21, 2021

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Robin K Thompson
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed
Document Date: July 23 2018 Number of Pages: 2
Signer(s) Other Than Named Above: Alisha Nicole Sanders

Capacity(ies) Claimed by Signer(s)

Signer's Name: LeeAnn Radeka	Signer's Name:
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator	☐ Trustee ☐ Guardian of Conservator
☐ Other:	☐ Other:
Signer is Representing:	Signer is Representing:

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