Return to:
~~Rudy Title and Escrow, LLC~~
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-RE-18-8136

This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW18396

Karen Y Johnson Davidson County
Batch# 153697 DEEDWARR
10/24/2018 10:10:21 AM 2 pgs
Fees: $13.00 Taxes: $1,794.50
20181024-0105285

Send Tax Bills To:
new owners

New Owner is:
Sara R. Ellis
8136 Cloverland Drive
Nashville, TN 37211

MAP: 172-06-0A
PARCEL: 023.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Joseph John Butkiewicz, III, (incorrectly spelled as *Joesph* John Butkiewicz, III on previous Deed of record in Instrument Number 20170929-0099999, RODCT), and wife, Michelle Lynn Battles**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Sara R. Ellis, an unmarried woman, and David Weinstein, an unmarried man, Tenants in Common with Right of Survivorship**, hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: 8136 Cloverland Drive, Nashville, TN 37211

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 33 on the Plan of Final Plat, Mountain View, Section I, Revision One, of record in Plat Book 9700, Page 562 and 563, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Joesph John Butkiewicz, III, single man, and Michelle Lynn Battles, a single woman, joint tenants with right of survivorship, by Warranty Deed from Natalie T. Huelsmann and husband, Dan J. Huelsmann, dated 9/27/17 and recorded 9/29/17 in Instrument No. 20170929-0099999, Register's Office for Davidson County, Tennessee. Joesph John Butkiewicz, III is also known as Joseph John Butkiewicz, III. Joseph John Butkiewicz, III and Michelle Lynn Battles have since married and are now husband and wife.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 16 day of October, 2018.

GRANTOR:

Joseph John Butkiewicz, III

Michelle Lynn Battles

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Joseph John Butkiewicz, III and Michelle Lynn Battles**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 16 day of October, 2018.

Margaret M. Means State of Tennessee Notary Public Davidson County My Commission Expires September 7, 2021

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $485,000.00.

Affiant

SWORN TO and subscribed before me this 16th day of October, 2018.

DANIELLE D. WORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

NOTARY PUBLIC
My commission expires: 7/6/20