Name and Address of New Owner:
Daniel Butzer and Natalie Noel
1215 Woodland Street
Nashville, TN 37206

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 185853 DEEDWARR
01/18/2019 10:15:49 AM 2 pgs
Fees: $13.00 Taxes: $2,590.00
20190118-0005364

This Instrument Prepared By:
Blueprint Title TN
4521 Trousdale Drive
Nashville, TN 37204

Map & Parcel No: 083-09-0-151

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 legal sufficiency of which are hereby irrevocably acknowledged, **Adam J. Nadeau and Jaclyn Nadeau, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Daniel J. Butzer and Natalie Noel, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

All 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 completed description.

Being the same property conveyed to Adam J. Nadeau by Warranty Deed from Robert McKean, unmarried, dated 09/30/2005, recorded 10/04/2005, of record in Instrument No. 20051004-0119509, Register's Office for Davidson County, Tennessee.

The said Jaclyn Nadeau hereby joins in this conveyance to transfer any interest that she may have in the property, marital or otherwise.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

18-4017

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of January, 2019.

Adam J. Nadeau

Jaclyn Nadeau

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of January, 2019, before me personally appeared Adam J. Nadeau and Jaclyn Nadeau, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand, at office, this 15th day of January, 2019.

Notary Signature
My commission expires: 7/5/21

MISTY M. NEWCOMB STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $700,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.
(Affiant)

Sworn to and subscribed before me this
15th day of January, 2019.

Notary Public
My commission expires: 7/5/21

MISTY M. NEWCOMB STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021