WARRANTY DEED

Record & Return TO:
Foundation Title
30 Burton Hills Blvd
#175
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF FEBRUARY, 2010.

Notary Public

MY COMMISSION EXPIRES: 9-15-10

(AFFIX SEAL)

NOTARY J. BUTCHKO-TURECKI STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Comm. Expires September 15, 2010

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James McNairn	Same	MAP 72-10
(NAME)	(NAME)	
2302 Northview Avenue		PARCEL 215
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, VINCENT CIESIELSKI, UNMARRIED HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES L. MCNAIRN, III AND WIFE, KARRI ANN BISHOP - MCNAIRN, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Beginning at a point in the West margin of Northview Avenue 125 feet North of the Northwest corner of Moneta Street and Northview Avenue, said point being 128 and one half (128 ½) feet east of the right-of-way of the Lewisburg and Northern Railroad; thence Northerly with the Western margin of Northview Avenue, 55 feet to a point; thence at right angle, Westerly 122 feet more or less, to the right-of-way of the Lewisburg and Northern Railroad; thence Southerly with the said right-of-way, 55 feet to a point; thence Easterly and parallel with Moneta Street, 128 and one half (128 ½) feet to the point of beginning.

Being the same property conveyed to Vincent Ciesielski, unmarried by Warranty Deed from Integrity Ventures, LLC, dated May 31, 2006, recorded June 16, 2006, of record in Instrument No. 20060616-0072181, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: 2010 real property taxes which have been prorated and assumed by the grantee(s).

unimproved ☐

This is improved ☒ property, known as **2302 Northview Avenue, Nashville, TN 37216**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

BILL GARRETT, Davidson County
Trans:T20100011102 DEEDWARR
Recvd: 02/25/10 09:14 2 pgs
Fees:13.00 Taxes:479.15

20100225-0014292

Witness my hand this 18th day of February, 2010.

Vincent Ciesielski

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Vincent Ciesielski, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18th day of February, 2010.

Commission expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 6, 2013

Notary Public