# QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20150109514 DEEDQC
Recvd: 12/29/15 11:27 2 pgs
Fees:12.00 Taxes:0.00
20151229-0130497

State of Tennessee
County of Davidson

The actual consideration for this transfer is -0- Dollars, in accordance with the terms and conditions of the Final Decree of Divorce entered by the Circuit Court for Davidson County, Tennessee.

Affiant

Subscribed and sworn to before me, this the 22 day of December, 2015.

Notary Public

My commission expires: 2/13/17
(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Karri Ann Bishop** | **Farmington Mortgage, a division of CapStar Bank** | **072-10-0-215-00** |
| **2302 Northview Ave.** | **2002 Richard Jones Road, Suite 300A** | |
| **Nashville, TN 37216** | **Nashville, TN 37215** | |

FOR AND IN CONSIDERATION OF THE SUM OF -0- DOLLARS, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE FINAL DECREE OF DIVORCE ENTERED IN THE THIRD CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, CASE NUMBER 15D1878,

**James L. McNairn, III, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Karri Ann Bishop, unmarried, fka 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 1/2) 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 1/2) feet to the point of beginning.**

**Being the same property conveyed to James L. McNairn, III and wife, Karri Ann Bishop-McNairn, by Deed dated February 18, 2010 from Vincent Ciesielski, unmarried, of record in Instrument No. 20100225-0014292, Register's Office for Davidson County, Tennessee. The said parties having since divorced.**

**The Grantor hereby acknowledges the release and satisfaction of all debts and amounts due pursuant to the Final Decree entered December 15, 2015, Third Circuit Court for Davidson County, Tennessee, Case No. 15D1878.**

**Said property is conveyed subject to the limitations, restrictions, and encumbrances that may affect the premises.**

This is improved (__x__) Unimproved (____) property, known as **2302 Northview Ave., Nashville, TN 37216**

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 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.

Witness my/our hand(s) this 22 day of **December, 2015.**

James L. McNairn, III

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, the within named **James L. McNairn, III**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22 day of **December, 2015.**

**Notary Public**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**My Commission Expires:** 2/13/17