(1)

Karen Y Johnson Davidson County
Batch# 176391 DEEDWARR
12/20/2018 11:12:54 AM 2 pgs
Fees: $13.00 Taxes: $3,496.50
20181220-0123921

THIS INSTRUMENT PREPARED BY:	STATE OF Tennessee) COUNTY OF Williamson) The actual consideration or value, whichever is greater, for this transfer is: $945,000.00
Bradley T. Bald, Esq. **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	Affiant Subscribed and sworn to before me, this 18 day of December, 2018. Notary Public My Commission Expires: 10/3/21

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Emmett Hughes Culligan and Sara Smith Culligan 5313 Nevada Avenue Nashville, TN 37209	First Tennessee Bank, N.A. 165 Madison Avenue Memphis, TN 38103	Tax Parcel ID No. 091-15-0-076.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HIP CITY HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **EMMETT HUGHES CULLIGAN and SARA SMITH CULLIGAN, HUSBAND AND WIFE,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being part of Block No. 14 on the Plan of Realty Savings Bank and Trust Company's First Addition of record in Book 421, Page 18, Register's Office for said County described as follows:

Beginning at a point in the southerly margin of Nevada Avenue, formerly Third Avenue, 169 1/2 feet more or less, east of the southeast intersection of said Avenue and Richland Avenue, being the northeast corner of this lot and the northwest corner of a part of said Block No. 14 conveyed to K. A. Berry and wife by deed from the Tennessee Property Company of record in Book 981, Page 294, said Register's Office; thence south along Perry's west line 150 feet to a point, the northeast corner of a part of said Block conveyed to G.H. Balthrop by deed from said Property Company, of record in Book 986, Page 499, said Register's Office thence with Balthrop's line west 75 feet to a point; thence northwardly parallel to the first line 150 feet to a point in the southerly margin of Nevada Avenue, thence with the same north 84 1/2 degrees east 75 feet to the point of beginning.

Being the same property conveyed to HIP CITY HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from JANICE COX, of record in Instrument No. 20170613-0059115, dated June 8, 2017, said Register's Office.

This is improved property commonly known as: **5313 Nevada Avenue, Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and bind itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of December, 2018.

HIP CITY HOMES, LLC,

By: _____
Maria Claudia Peralta, Sole Member

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State aforementioned, personally appeared Maria Claudia Peralta, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the Sole Member of Hip City Homes, LLC, the within named bargainor, a Tennessee limited liability company, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 17th day of December, 2018.

_____
Notary Public
My commission expires: _____

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022