WARRANTY DEED

Karen Johnson Davidson County
Batch# 308684 DEEDWARR
10/31/2019 08:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20191031-0111694

O-VRES-19-76

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/23/2023 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Timothy James Bishop and Carrie Ann Cunningham	Timothy James Bishop and Carrie Ann Cunningham	
(NAME) **76 E Thompson Lane**	(NAME) 19701 Elmcrest Lane	**119-11-0-133.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) Huntington Beach CA 92646	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PEGGY LINDNER BARRETT, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TIMOTHY JAMES BISHOP AND CARRIE ANN CUNNINGHAM, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

The following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of Mashburn Heights of record in Book 1835, Page 1, Register' 5 Office for said County.

Said Lot No. 99 fronts 74.0 feet on the Northerly margin of Thompson Lane and extends back 185.9 feet on the Easterly line and 184.4 feet on the Westerly line to a dead line in the rear, measuring 71.0 feet thereon.

Being the same property conveyed to Peggy Lindner Barrett by Quitclaim deed from David R. Lindner and Ann Lindner Millraney of record in Instrument No. 20180315-0024510 Register's Office for Davidson County, Tennessee, dated September 19, 2017 and recorded on March 15, 2018. (Value of consideration shown in aforementioned deed $0.00.)

Being also known as 76 E Thompson Lane Nashville, Tennessee 37211.

This conveyance is subject to:
- Taxes for the year 2020 and thereafter not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 1, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1850, Page 439 and Book 1785, Page 133, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **76 E Thompson Lane, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 26 DAY OF OCTOBER, 2019.

Peggy Lindner Barrett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PEGGY LINDNER BARRETT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of October, 2019.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Leslie A. Garside, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020