Karen Johnson Davidson County
Batch# 317110 DEEDWARR
11/18/2019 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20191118-0118888

WARRANTY DEED



STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00.

Laura A. Bishop
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 9.20.23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067
File No.: HTF19-101792

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
George Ellison Bishop, II and Laura Ashley Bishop, as co-Trustees of The UC Living Trust, U/A dated July 17, 2019	George Ellison Bishop, II and Laura Ashley Bishop, as co-Trustees of The UC Living Trust, U/A dated July 17, 2019	
(NAME)	(NAME)	
4338 Chickering Lane	4338 Chickering Lane	144-09-0-022.00
(ADDRESS)	(ADDRESS)	
Nashville TN 37215	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Twenty-Five Thousand And No/100 Dollars ($625,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, VICTOR BYRD AND SANDRA BYRD, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GEORGE ELLISON BISHOP, II AND LAURA ASHLEY BISHOP, AS CO-TRUSTEES OF THE UC LIVING TRUST, U/A DATED JULY 17, 2019, 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, being Lot No. 47 on the Plan of Chickering Estates, Section 2 of record in Plat Book 4460, Page 134, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James R. Hunter by Warranty deed from Hunter Marine Transport, a Tennessee Corporation of record in Book 8311, page 46, Register's Office for Davidson County, Tennessee, dated March 14, 1991 and recorded on March 18, 1991.

Being the same property conveyed to Victor Byrd and Sandra Byrd, husband and wife by Warranty deed from Nuhad Hunter, unmarried of record in Instrument No. 20171017-0106254 Register's Office for Davidson County, Tennessee, dated October 12, 2017 and recorded on October 17, 2017.

unimproved ☒
This is improved ☐ property, known as 3 Saint James Place, Nashville, TN 37215
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Victor Byrd and Sandra Byrd, HUSBAND AND WIFE this 15th day of November, 2019.

Victor Byrd

Sandra Byrd

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

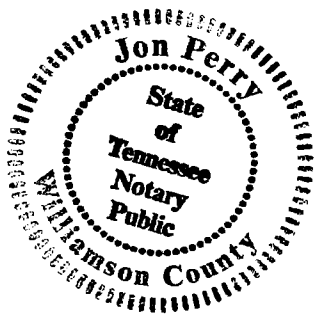
On this the 15th day of November, 2019, before me personally appeared Victor Byrd and Sandra Byrd, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of November, 2019.

Notary Public

My Commission Expires: 9-27-23

(SEAL)



True Copy Certification

I, Krista McRee, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Krista McRee, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY