39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 355131 DEEDWARR
02/07/2020 01:49:46 PM 2 pgs
Fees: $13.00 Taxes: $1,171.42

20200207-0014594

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $316,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th DAY OF FEBRUARY 2020.

Notary Public

MY COMMISSION EXPIRES: 2-10-2023

(AFFIX SEAL)

MARY POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tayler Elise Culligan and Tyler Scott Culligan	CapStar Bank	
(NAME) 2302 Northview Avenue	(NAME) 2002 Richard Jones Rd #300A	72-10 215
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville TN 37215	
(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, **KARRI ANN BISHOP, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TAYLER ELISE CULLIGAN AND TYLER SCOTT CULLIGAN, WIFE AND HUSBAND,** 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 (128.5) 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 (128.5) feet to the point of beginning.

Being the same property conveyed to James L. McNairn, III and wife, Karri Ann Bishop-McNairn by Warranty Deed from Vincent Ciesielski, unmarried, of record in Instrument No. 20100225-0014292, Register's Office for Davidson County, Tennessee. James L. McNairn, III and Karri Ann Bishop-McNairn have since divorced. James L. McNairn, III, unmarried, conveyed his interest in said property to Karri Ann Bishop, unmarried, fka Karri Ann Bishop-McNairn by Quitclaim Deed of record in Instrument No. 20151229-0130497, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x 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.

Witness my hand this 6th day of February, 2020

KARRI ANN BISHOP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this 6th day of February, 2020.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 10-02-2023