WARRANTY DEED

O-SYN-20-4503

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $582,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Margaret Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

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)
Allyson Krebs	**CapStar Bank**	
(NAME)	(NAME)	**103-04-0-164.00**
4503 Utah Avenue	**2002 Richard Jones Road, Suite A300**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Nashville, TN 37215**	
(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, **KURT M. WULLIMAN AND LUCIE R. WULLIMAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALLYSON KREBS, AN UNMARRIED WOMAN,** 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:

Land in Davidson County, Tennessee, being the easterly 50 feet of the westerly 100 feet of Lots Nos. 4, 5 and 6 on the Plan of the Re-Subdivision of the North half of Block 12, Sylvan Park, as of record in Book 332, Page 61, Register's Office for said County.

Said part of Lots Nos. 4, 5 and 6 fronts 50 feet on the southerly side of Utah, formerly Seventh Avenue, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Kurt M. Wulliman and Lucie R. Wulliman, husband and wife by Warranty deed from Carylon A. Killebrew, Personal Representative of the Estate of the Herschel L. Cooper, deceased of record in Instrument No. 20110318-0021220 Register's Office for Davidson County, Tennessee, dated February 28, 2011 and recorded on March 18, 2011.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent , a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 332, Page 61, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4503 Utah Avenue, Nashville, Tennessee 37209**.

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.

Karen Johnson Davidson County
Batch# 513903 **DEEDWARR**
11/10/2020 12:23:09 PM 2 pgs
Fees: $13.00 Taxes: $2,153.40

20201110-0132458

Witness my/our hand(s) this the 3rd DAY OF NOVEMBER, 2020.

Kurt M. Wulliman by Brian Mitchell
Attorney In Fact

Kurt M. Wulliman, by his attorney in fact, Brian Mitchell

Lucie R. Wulliman by Brian Mitchell
Attorney In Fact

Lucie R. Wulliman, by her attorney in fact, Brian Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KURT M. WULLIMAN AND LUCIE R. WULLIMAN, and who acknowledged he/she/they executed the same as the free act and deed of the said KURT M. WULLIMAN AND LUCIE R. WULLIMAN.

Witness my hand and official seal, this the 3rd of November, 2020.

Stacey Denson Palmer

Notary Public
My Commission Expires: 1/3/23
(SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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