WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF December, 2021.

Notary Public

MY COMMISSION EXPIRES: 10-24-2023

April G. [illegible]
State of Tennessee Notary Public
Williamson County

File #21-1709-FC(2)

Karen Johnson Davidson County
Batch# 781844 DEEDWARR
12/30/2021 11:24:04 AM 2 pgs
Fees: $13.00 Taxes: $3,885.00

20211230-0171806

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Martin B. Meaney	New owner	
(NAME)	(NAME)	**131-03-0-112**
1709 Bonner Ave		
(ADDRESS)	(ADDRESS)	
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, **CAPRICE CRAIG, AN UNMARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARTIN B. MEANEY, A MARRIED MAN** 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 Lot No. 37 on the Plan of Final Plat of Green Hills Subdivision No. 2 of record in Plat Book 547, Page 139, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 37 fronts 75 feet on the Southerly side of Bonner Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Caprice Craig (formerly known as Caprice Fussell), unmarried by Quitclaim deed from Thomas C. Fussell of record in Instrument No. 20191127-0122858 Register's Office for Davidson County, Tennessee, dated November 05, 2019 and recorded on November 27, 2019.

This conveyance is subject to:
* Taxes for the year 2021, a lien due and payable, but not delinquent.
* Plan of record in Plat Book 547, Page 139, Register's Office for Davidson County, Tennessee.
* Agreement for Dedication of Easement of record in Book 3986, Page 401, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **1709 Bonner Avenue, Nashville, TN 37215**.

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 23rd day of December, 2021.

Caprice Craig

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of December, 2021, before me personally appeared Caprice Craig, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of December, 2021.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204