BILL GARRETT, Davidson County
Trans:T20150105962 DEEDWARRSP
Recvd: 12/15/15 16:03 6 pgs
Fees:33.00 Taxes:185.37
20151215-0126161

SPECIAL WARRANTY DEED

This Instrument prepared by:
SHERRARD & ROE, PLC
150 Third Avenue South, Suite 1100
Nashville, Tennessee 37201

GRANTOR: **Tabitha Lea Rodriguez, individually, and Tabitha Lea Rodriguez, as Administrator of the Estate of George Lyndale Montgomery**

GRANTEE: **Susan Elizabeth Wismer Campbell, Trustee of the David A Wismer, Jr. and Mary Anne Wismer Irrevocable Exempt Trust FBO Susan Elizabeth Wismer Campbell**

Address New Owner As Follows:	Send Tax Bills To:	Map Parcel ID No.
Susan Elizabeth Wismer Campbell, Trustee 1755 Players Mill Rd Franklin, TN 37067	owner at owners address	Map 81-11 Parcel 420

WHEREAS, Tabitha Lea Rodriguez and George Lyndale Montgomery received ownership of the Property (as defined below) as equal tenants in common pursuant to that certain Executor's Deed recorded as Instrument # 20100409-002689, Register's Office of Davidson County, Tennessee;

WHEREAS, George Lyndale Montgomery died on September 1, 2010, and no will or codicil was found;

WHEREAS, Tabitha Lea Rodriguez filed a Petition for Letters of Administration and to Market and/or Sell Real Property in the matter of The Estate of George Lyndale Montgomery, deceased, in July 2015 with the 7th Circuit of Davidson County, Tennessee (Probate Division)(Docket No. 15P1194), and Tabitha Lea Rodriguez was appointed Administrator of the Estate of George Lyndale Montgomery pursuant to that Order Issuing Letters of Administration and to Sell Real Property entered on or about September 9, 2015;

WHEREAS, Tabitha Lea Rodriguez, individually, and as administrator of The Estate of George Lyndale Montgomery negotiated a contract and first amendment to contract for the sale of the Property to the Grantee (defined below), and Tabitha Lea Rodriguez, as Administrator of the Estate of George Lyndale Montgomery, sought court approval of the sale in accordance with such

contract and first amendment to contract pursuant to a Motion to Approve Contract to Sell Real Estate filed with the 7th Circuit of Davidson County, Tennessee (Probate Division);

WHEREAS, the Property is in disrepair and is subject to a Metropolitan Government of Nashville and Davidson County condemnation proceeding and Grantee has agreed to handle the proceeding and assume all obligations relating to such proceeding or arising from such proceeding; in addition, Grantee has agreed that the Property is being purchased AS-IS, WHERE-IS, with ALL FAULTS;

WHEREAS, the 7th Circuit of Davidson County, Tennessee (Probate Division) approved the sale by the Administrator of the Estate of George Lyndale Montgomery's interest in the Property pursuant to a court order of even date herewith; and

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **Tabitha Lea Rodriguez, individually, and Tabitha Lea Rodriguez, as Administrator of the Estate of George Lyndale Montgomery** (are, collectively, the "**GRANTOR**"), hereby bargain, sell, transfer and convey to **Susan Elizabeth Wismer Campbell, Trustee of the David A Wismer, Jr. and Mary Anne Wismer Irrevocable Exempt Trust FBO Susan Elizabeth Wismer Campbell** (hereinafter, "**GRANTEE**"), its successors and assigns, all of their right, title and interest in and to the following described parcel of real estate located in Davidson County, Tennessee more particularly described on Exhibit A attached hereto (the "Property").

This conveyance is being made subject to the matters set forth on Exhibit B.

The Property is improved property located at 1732 14th Avenue North, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the **GRANTEE**, its successors and assigns forever.

GRANTOR covenants and binds themselves, their heirs, successors and assigns to warrant and forever defend title to the Property herein conveyed, to the **GRANTEE**, its heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under **GRANTOR** (other than the claims arising from matters set forth on Exhibit B), but not further or otherwise.

NOTWITHSTANDING ANYTHING TO THE CONTRARY HEREIN, IT IS EXPRESSLY UNDERSTOOD AND AGREED THAT GRANTEE IS ACQUIRING THE PROPERTY "AS IS" AND "WHERE IS", AND WITH ALL FAULTS. BUYER EXPRESSLY ASSUMES ALL OBLIGATIONS TO SATISFY THE NOTICE OF CODE VIOLATIONS DESCRIBED IN THAT CERTAIN PURCHASE AND SALE AGREEMENT DATED ON OR ABOUT NOVEMBER 18, 2015, AS AMENDED, AMONG GRANTOR AND GRANTEE.

GRANTOR has caused this deed to be executed, this the 11th day of December, 2015.

Tabitha Lea Rodriguez

Tabitha Lea Rodriguez

Tabitha Lea Rodriguez, Administrator

Tabitha Lea Rodriguez, Administrator of the Estate of George Lyndale Montgomery

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, duly commissioned and qualified, personally appeared Tabitha Lea Rodriguez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who upon oath acknowledged that she is the Administrator of the Estate of George Lyndale Montgomery the within named bargainor, and who further acknowledged that she executed the foregoing instrument for the purposes therein contained by signing the name of Estate of George Lyndale Montgomery as its Administrator.

WITNESS my hand and seal at office on this the 11 day of December, 2015.

Ashlee D. Page

Notary Public

My commission expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, duly commissioned and qualified, personally appeared Tabitha Lea Rodriquez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who further acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office on this the 11th day of December, 2015.

Memorie White
Notary Public

My commission expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value ~~for this transfer is~~ $50,100.00.

_____, Affiant

Sworn to and subscribed before me this 11th day of December, 2015.

Memorie White
Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Property Description

Land in Davidson County, Tennessee, described as follows to-wit:

Being the northerly one-half of Lot No. 192 on the Map of McGavock, Wetmore and Others' Second Addition, called the Addition to the Town of McGavock, as of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said northerly part of Lot No. 192 fronts fifty (50) feet on the easterly side of Fourteenth Avenue North, formerly Alberta Avenue, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to George L. Montgomery and Tabitha Lea Rodriguez, as equal tenants in common by Executor's Deed from George L. Montgomery, Executor for the estate of Franklin Delano Norman, of record at Instrument No. 20100409-0026895, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

Encumbrances

1. Rights or claims of parties in possession not shown by the public records.

2. The lien of the following general and special taxes for the year or years specified and subsequent years: 2016 Davidson County taxes, not yet due and payable.

3. Taxes and/or assessments levied or assessed against the subject property pursuant to the provisions of Tennessee Code Annotated 67-5-603, which have not been assessed and are not payable, as of the date of this instrument.

4. Subdivision Restrictions, Building Lines and Easements of record in Plat Book 21, page 41, in the Register's Office of Davidson County, Tennessee.

5. All easements, covenants, encumbrances, liens and other matters of record.