BILL GARRETT, Davidson County
Trans:T20150107317 DEEDWARR
Recvd: 12/21/15 09:20 2 pgs
Fees:13.00 Taxes:1924.00
20151221-0127695

Bot 44 (Notary Stamp)

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $520,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of December, 2015.

Notary Public

My commission expires: 1/6/19

LINDA TURNER RAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Ste. 104, Brentwood, TN 37027

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| **1212 Goodloe, LLC, a Tennessee limited liability company** | **1212 Goodloe, LLC, a Tennessee limited liability company** | **131-15-0-029.00** |
| **1212 Goodloe Drive** | **1212 Goodloe Drive** | |
| **Nashville, TN 37215** | **Nashville, TN 37215** | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

**Martha C. Wise a/k/a Mrs. Henry A. Wise, unmarried**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**1212 Goodloe, LLC, a Tennessee limited liability company**

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Tract I:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Harpeth Acres, Section IV of record in Plat Book 2133, Page 65, 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 Henry A. Wise and wife, Martha C. Wise by Warranty deed from J. Richard Spann, unmarried of record in Book 3708, Page 229, Register's Office for Davidson County, Tennessee, dated 4/13/1964 and recorded on 4/14/1964. Henry A. Wise died on May 17, 1985 leaving Martha C. Wise as sole surviving tenant by the entirety.

Tract II:

Beginning at a point, said point being the northwest corner of Lot No. 10 of an unrecorded plan of Harpeth Acres, Section IV, 7th Civil District, Davidson County, Tennessee, said point also being in the southerly margin of the Sawyer tract, thence N 88°-03' W. 10 feet to a point; thence S 1°-57' W. parallel to the line between Lots No. 9 and 10 and 10 feet therefrom to the east to the northerly

margins of Goodloe Drive thence in an easterly direction 10 feet to the southwesterly corner of Lot No. 10 thence along the westerly margin of Lot No. 10 north 1°-57' E. to the point of beginning.

Being the same property conveyed to Mrs. Henry A. Wise by Quitclaim deed from George Stanton Scobey and wife, Mary Delphia Scobey of record in Instrument No. 20040204-0013459 Register's Office for Davidson County, Tennessee, dated 3/18/1996 and recorded on 2/4/2004.

This is improved property known as **1212 Goodloe Drive, Nashville, TN 37215.**

This instrument is executed pursuant to Power of Attorney of record in Instrument No. 20151210-0124314, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows: All matters shown on the Plan of record in Plat Book 2133, Page 65, Restrictions of record in Book 2195, Page 473, Transformer Station Easement of record in Book 2138, Page 517, Charter of record in Instrument No. 20151204-0122488, in the Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 18th day of December, 2015.

Martha C. Wise a/k/a Mrs. Henry A. Wise by Leigh Anne Wise, her attorney in fact

Martha C. Wise a/k/a Mrs. Henry A.
Wise, by Leigh Anne Wise, her
Attorney in Fact

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Leigh Anne Wise, 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, and who swore to the statements made above and subscribed her name above and who further acknowledged that she is the Attorney in Fact for Martha C. Wise a/k/a Mrs. Henry A. Wise and that she is authorized by Martha C. Wise a/k/a Mrs. Henry A. Wise to execute this instrument on her behalf.

Witness my hand and official seal this 18th day of December, 2015.

Karen McCalla

Notary Public
My Commission Expires: March 23, 2019

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

SolomonParks File No. 150415A
8119 Isabella Lane, Ste 104
Brentwood, TN 37027