Davidson County DEEDWARR
Recvd: 02/02/16 14:51 3 pgs
Fees:18.00 Taxes:832.50
20160202-0010217

WARRANTY DEED

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $225,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 1ST DAY OF FEBRUARY, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-26-19

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-1709B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
David A. Wismer, Jr. and Mary Anne Irrevocable Exempt Trust	NCN owner	081-15-0-249.00 (Tract I) 081-15-0-248.00 (Tract II) 081-15-0-247.00 (Tract III)
1755 Players Mill Rd		
Franklin, TN 37067		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

CHARLES L. BEVERLY, UNMARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SUSAN ELIZABETH WISMER CAMPBELL, TRUSTEE OF THE DAVID A. WISMER, JR. AND MARY ANNE WISMER IRREVOCABLE EXEMPT TRUST FBO SUSAN ELIZABETH WISMER CAMPBELL

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I: 1605 Cockrill Street (081-15-0-249.00)

Land in Davidson County, Tennessee, being part of Lot No. 336 on the Plan of McGavock, Wetmore and Others 2nd Addition to Nashville, called the Addition to the Town McGavock of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee.

Beginning on the southerly margin of Cockrill Street 70 feet westerly from the westerly margin of 16th Street or Avenue, North, formerly Hendersbott Street; thence with the margin of Cockrill Street, westerly 33-1/3 feet; thence at right angles southerly 100 feet to the line between Lot Nos. 335 and 336; thence with said line easterly 33-1/3 feet; thence northerly 100 feet to the beginning.

Tract II: 1605 Cockrill Street (081-15-0-248.00)

Land in Davidson County, Tennessee, being the east 33-1/3 feet of the West 66-2/3 feet of Lot No. 336 on the Plan of McGavock, Wetmore and Others 2nd Addition to Nashville, called the Addition to the Town McGavock of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 336 fronts 33-1/3 feet on the southerly side of Cockrill Street and runs back between parallel lines 100 feet to a dead line.

Tract III: 1605 Cockrill Street (081-15-0-247.00)

Land in Davidson County, Tennessee, being the westerly part of Lot No. 336 on the Plan of McGavock, Wetmore and Others 2nd Addition to Nashville, called the Addition to the Town McGavock of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 336 front 33-1/2 feet on the south side of Cockrill Street and runs back between parallel lines, along the east margin of the first alley west of 16th Avenue North 100 feet to a dead line.

Being the same property conveyed to Charles L. Beverly by Quitclaim deed from Myra Beverly of record in Instrument No. 20000110-0003186 Register's Office for Davidson County, Tennessee, dated October 22, 2009 and recorded on January 10. 2000.

Being the same property conveyed to Charles L. Beverly by Quitclaim deed from Myra Beverly of record in Instrument No. 20000110-0003187 Register's Office for Davidson County, Tennessee, dated October 22, 2009 and recorded on January 10. 2000.

Being the same property conveyed to Charles L. Beverly by Quitclaim deed from Myra Beverly of record in Instrument No. 20000110-0003188 Register's Office for Davidson County, Tennessee, dated October 22, 2009 and recorded on January 10. 2000.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.

No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, of highways.

This is property known as 1605,1607 & 1609 Cockrill Street, Nashville, TN 37208

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 1st day of February, 2016.

Charles L. Beverly

Charles L. Beverly

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, CHARLES L. BEVERLY, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of February, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 16-1709B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

