BILL GARRETT, Davidson County
Trans:T20160027987 DEEDWARR
Recvd: 04/06/16 13:14 2 pgs
Fees:13.00 Taxes:1004.55
20160406-0033020

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 30th day of March, 2016, by and between Susan Elizabeth Wismer Campbell, Trustee of the David A Wismer, Jr. and Mary Anne Wismer Irrevocable Exempt Trust FBO Susan Elizabeth Wismer Campbell, party of the first part, and Sarah Armstrong, an unmarried woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

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.

Being all or part of the same property conveyed to Susan Elizabeth Wismer Campbell, Trustee of the David A. Wismer, Jr. and Mary Anne Wismer Irrevocable exempt trust FBO Susan Elizabeth Wismer Campbell by virtue of that certain Warranty Deed dated February 1, 2016, at Instrument No. 20160202-0010217 in the Register's Office of Davidson County, Tennessee.

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), her heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record at Plat Book 21, Page 41 in said Register's Office, Tennessee; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), her heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Susan Elizabeth Wismer Campbell, trustee

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Susan Elizabeth Wismer Campbell, Trustee, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of March, 2016.

Memorie White
Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Sarah Armstrong

Tax Parcel No 08115024800

Property Address: 1607 Cockrill St
Nashville, TN

MAIL TAX
BILLS TO:

New Owner
SARAH ARMSTRONG
1607 COCKRILL STREET, NASHVILLE, TN 37208

STATE OF TENNESSEE
COUNTY OF

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $271,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 30th day of March, 2016.

Notary Public

My Commission Expires: 2/24/18

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY