BILL GARRETT, Davidson County
Trans:T20160052060 DEEDWARR
Recvd: 06/20/16 10:37 2 pgs
Fees:13.00 Taxes:1128.13
20160620-0062316

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 15 th day of June, 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 Nina Rojas, a married 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:

Being the northerly half of Lot No. 120 in McGavock, Wetmore and Others' Second Addition to Nashville, called the "Addition to the Town of McGavock," a plan of which is of record in Book 21, Page 41, Register's Office for said County.

Said part of Lot No. 120 fronts 50 feet on the easterly side of 12th Avenue North formerly Florence Street, and runs back between parallel lines 154 feet to an alley.

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 July 22, 2015, at Instrument No. 20150811-0080196 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/we 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 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), his/her/their 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 15 th day of June, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Nina Rojas
1716 12th Avenue N
Nashville, TN 37208

Tax Parcel No 08111045600

Property Address: 1716 12th Ave N
Nashville, TN 37208

MAIL TAX
BILLS TO: new owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 $304,900.00 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 15 th day of June, 2016.

Notary Public

My Commission Expires: 10/18/2016

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY