Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

This instrument prepared by & return to: Providence Title, LLC

25 Century Blvd, Suite 402

Nashville, TN 37214

Bill Garrett Davidson County
Batch# 17783 DEEDWARR
10/25/2017 10:18:35 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50

20171025-0109355

WARRANTY DEED

THIS INDENTURE made and entered into this 23rd day of October, 2017, 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 Kramer S. Hendricks, an unmarried man, 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, 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 Davison County, Tennessee.

Said northerly part of Lot No. 192 fronts fifth (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 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 Special Warranty Deed dated December 11, 2015, and being of record at Instrument No. 20151215-0126161 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), his/her heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 2018 Davidson County real property taxes, being a lien not yet due and payable; 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 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

By Susan Elizabeth Wismer Campbell, Trustee

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 23rd day of October, 2017.

Notary Public

My Commission Expires: 9.25.19

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

Property Owner & Address: Kramer Scott Hendricks

Tax Parcel No 08111042000

Property Address: 1732 14th Ave N
Nashville, TN 37208

MAIL TAX
BILLS TO: New Owner

STATE OF Tennessee
COUNTY OF Sumner

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 $365,000.00 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 23rd day of October, 2017.

Notary Public

My Commission Expires: 9.25.19

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019