Karen Y Johnson Davidson County
Batch# 152154 **DEEDWARR**
10/17/2018 02:44:24 PM 2 pgs
Fees: $13.00 Taxes: $510.60

20181017-0103074

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $138,000.00.

138,000.00

Affiant

Subscribed and sworn to before me, this 11 **day of October, 2018.**

Notary Public
My commission expires: 7/6/20

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

05-1808-67363

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Richard Block 1114 Nelson Dr. Madison TN 37115	New Owner	033-16-0-135.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **David Wilson Wiseman, devisee of the Last Will and Testament of Caroline F. Wiseman, deceased,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Richard Block**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 114-A, on the Plan of Zone Lot Division Lots 112, 114, 116 thru 121, Section 2, Primrose Meadows, of record in Book 4860, Page 105; as amended in Book 5711, Page 866; and Book 5200, Page 666, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Caroline F. Wiseman, a married person by Successor Trustee's Deed from Charles S. Sanger, as Successor Trustee, dated November 20, 1989, recorded December 22, 1989, of record in Book 8010, Page 891, Register's Office for Davidson County, Tennessee. Caroline Foster Wiseman having since died on August 18, 2016. Lee Wilson Wiseman predeceased spouse Caroline F. Wiseman on November 11, 2006. The Last Will and Testament of Caroline F. Wiseman was admitted to probate by Order of the Seventh Circuit Court for Davidson County (Probate Division) on November 17, 2016, in case no.: 16P-1755, and closed by order of the Court entered July 21, 2017. The Last Will and Testament of Caroline F. Wiseman devised subject property to David Wilson Wiseman, in Article II.

Caroline F. Wiseman is one and the same person as Caroline Foster Wiseman.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1114 Nelson Dr., Madison, TN 37115.

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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

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Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-HFR-18-1114

defend the title to said land to 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 this 11 day of October, 2018.

David Wilson Wiseman **devisee of the Last Will and Testament of Caroline F. Wiseman, deceased,**

STATE OF Washington
COUNTY OF Stevens

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **David Wilson Wiseman,** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged heexecuted the within instrument for the purposes therein contained.

Witness my hand this 11 day of Oct 2018.

Notary Public

My Commission expires: 6/29/22

LORINDA M BAUMGARDNER
Notary Public
State of Washington
License Number 74723
My Commission Expires
June 29, 2022