THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 **Record & Return To:** First Title & Escrow Co., Inc. FTEC File No. 34688-03-2019	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $975,000.00. Affiant Subscribed and sworn to before me this 3rd day of April, 2019. Notary Public My Commission Expires:

OLIVIA WAGGONER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires OCT. 7, 2019

Karen Johnson Davidson County
Batch# 213583 DEEDWARR
04/03/2019 01:58:30 PM 4 pgs
Fees: $23.00 Taxes: $3,607.50
20190403-0030367

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Thomas Lang Wiseman Betsy Wiseman 214 Cantrell Avenue Nashville, TN 37205	New Owners	Map and Parcel No.: 104 13 0 014 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert Ernest Moore** and wife, **Melody Ann Woolwine Moore** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Thomas Lang Wiseman and Betsy Wiseman,** husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 214 Cantrell Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 2nd day of April, 2019.

Robert Ernest Moore
Robert Ernest Moore

Melody Ann Woolwine Moore
Melody Ann Woolwine Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Ernest Moore and Melody Ann Woolwine Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of April, 2019.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being the north 60 feet of Lot No. 47 on the Map of Bransford Realty's Co's Subdivision of certain lots in Whitland Realty Co's Subdivision, of record in Book 547, Page 53, Register's Office of said County. Said part of said lot fronts 60 feet on the east side of Wilson Avenue, now Cantrell and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Earl G. Woolwine, Jr. and wife, Gwendolyn Nelson Woolwine by Installment deed dated March 29, 1960 from Pattie Morton DePierri and Mrs. Ollie Morton of record in Book 3034, page 416, Register's Office for Davidson County, Tennessee. Gwendolyn Nelson Woolwine died on March 16, 1998 leaving Earl G. Woolwine, Jr. as surviving tenant by the entirety. Earl G. Woolwine, Jr. having since died on December 10, 1998 leaving a Last Will & Testament filed for Probate in Docket No. 99P-872, Probate Court for Davidson County, Tennessee. In accordance with the terms of said Will, Earl G. Woolwine, Jr. directed the Executor administer and distribute the real property as part of his probate estate. By Quitclaim Deed dated January 11, 2000 of record in Instrument No. 20000111-0003951, Register's Office for Davidson County, Tennessee, Melody Ann Woolwine Moore, Executrix of the Estate of Earl Glenn Woolwine, Jr. conveyed subject property to Melody Ann Woolwine Moore. By Quitclaim Deed dated June 5, 2018 of record in Instrument No. 20180611-0055762, Register's Office for Davidson County, Tennessee, Melody Ann Woolwine Moore, a married woman conveyed subject property to Robert Ernest Moore and Melody Ann Woolwine Moore, a married couple, as tenants by the entirety.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantees. Map and Parcel No. 104 13 0 014 00.
2. Restrictive Covenants contained in an instrument of record in Book 684, page 241, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 547, page 53, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Elizabeth Preston, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Kendall Connell, a notary public for this county and state, **Elizabeth Preston** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/2020

KENDALL CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020