WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

J-KE-19-2312-H

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Pearl Properties, LLC	**New Owner**	
(NAME) **805 3rd Ave. North**	(NAME)	**072-10-0-231.00**
(ADDRESS) **Nashville, TN 37201**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES D. WISEMAN, JR. AND CHARMINE O. BELL AND GAROLD U. WISEMAN AND JAMES A. WISEMAN AND KEVIN T. WISEMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PEARL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land situated in the 15th, formerly 11th, Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the west margin of Scott Avenue 100 feet south of the southwest corner of Scott Avenue and Litton Avenue; thence south with the westerly margin of Scott Avenue 50 feet to a point; thence westerly and at right angles to Scott Avenue, and parallel with the south margin of Litton Avenue, 150 feet to a point; thence northerly and parallel with the margin of Scott Avenue, 50 feet to a point; thence easterly 150 feet to the point of beginning.

Being the same property conveyed to Charles D. Wiseman Sr, Trustee of the Charles D. Wiseman, Sr. Revocable Living Trust by Warranty Deed from Charles D. Wiseman of record in Instrument No. 20121130-0110074, in the Register's Office of Davidson County, Tennessee, dated July 26, 2012 and recorded November 11, 2012.

Being the same property conveyed to Frank E. Mondelli, Sr., Trustee by Co Trustee's Quitclaim Deed from the Charles D. Wiseman, Jr. and Charmaine O. Bell, Co-Trustees of the Charles D. Wiseman, Sr. Revocable Living Trust of record in Instrument No. 20180620-0059258, in the Register's Office of Davidson County, Tennessee, dated June 15, 2018 and recorded June 20, 2018.

Being the same property conveyed to Charles D. Wiseman, Jr., Charmaine O. Bell, Garold U. Wiseman, James A. Wiseman and Kevin T. Wiseman by Trustee's Quit Claim Deed from Frank E. Mondelli, Sr. Trustee of record in Instrument No. 20180621-0059916, in the Register's Office of Davidson County, Tennessee, dated June 21, 2018 and recorded June 21, 2018.

**Said property is not the primary residence of any of the Grantors.

This conveyance is subject to:
- County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2312 Scott Ave, Nashville, Tennessee 37216**.

Karen Johnson Davidson County
Batch# 219273 **DEEDWARR**
04/17/2019 03:48:56 PM 3 pgs
Fees: $18.00 Taxes: $647.50

20190417-0035506

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), their 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, unless otherwise herein set out; 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), 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/our hand(s) this the 15th DAY OF APRIL, 2019.

Charles D. Wiseman, Jr. (As Administrator & Individually)

Charmine O. Bell (As Administrator & Individually)

Garold U. Wiseman

James A. Wiseman

Kevin T. Wiseman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES D. WISEMAN, JR., Individually and as Administrator of the Estate of Charles D. Wiseman, Sr, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of April, 2019.

Notary Public

My Commission Expires: 1-3-22
(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARMINE O. BELL, Individually and as Administrator of the Estate of Charles D. Wiseman, Sr, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of April, 2019.

Notary Public

My Commission Expires: 1-3-22
(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GAROLD U. WISEMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of April, 2019.

Notary Public

My Commission Expires: 1-3-22
(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES A. WISEMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of April, 2019.

Notary Public
My Commission Expires: 1-3-22
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEVIN T. WISEMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of April, 2019.

Notary Public
My Commission Expires: 1-3-22
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212