Karen Johnson Davidson County
Batch# 274964 DEEDWARR
08/22/2019 08:53:48 AM 2 pgs
Fees: $13.00 Taxes: $795.50
20190822-0084273

WARRANTY DEED

Name and Address of New Owner:
Send tax Notices to Same:

Benjamin Wilson Revocable Living Trust
Whitney Wilson Revocable Living Trust
181 Due West Drive, Mt. Juliet, TN 37122

**********State of Tennessee

County of ~~Smith~~ Davidson)

The actual consideration or value, whichever is greater, for this transfer is $215,000.00.

Affiant

Sworn to and subscribed before me, the 15th day of August, 2019.

Notary Public

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 07/06/20

Map: 74; Group: 16; Parcel: 124.00

****

FOR AND IN CONSIDERATION of the sum of *TWO HUNDRED FIFTEEN THOUSAND and NO/100 DOLLARS, ($215,000.00)* cash in hand paid, the receipt of which is hereby acknowledged, We, **ALLEN H. HEMPELMANN** and wife, **NANCY C. HEMPELMANN**, have bargained and sold and by these presents do transfer and convey unto **BENJAMIN WILSON and WHITNEY WILSON, TRUSTEES OF THE BENJAMIN WILSON REVOCABLE LIVING TRUST DATED APRIL 3, 2017**, and **WHITNEY WILSON and BENJAMIN WILSON, TRUSTEES OF THE WHITNEY WILSON REVOCABLE LIVING TRUST DATED APRIL 3, 2017, hereinafter referred to as "GRANTEES"**, their successors and assigns, the following described tract or parcel of land located and situated in Davidson County, Tennessee, more particularly described as follows:

BEING Lot Number Sixty-one (61) on the plan of Harbor Gate, Section One, of record in Plat Book 5200, Page 712, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property vested in Allen H. Hempelmann and wife, Nancy C. Hempelmann by deed from Phillip D. McCarty and wife, Melanie S. McCarty and Matthew B. McCarty and wife, Zoe M. McCarty, dated May 16, 1997, of record in Book 10463, Page 396, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 6221, Page 253; Book 6597, Page 157; Book 6599, Page 984; and Book 6486,

Prepared By:
BASS AND BASS, ATTORNEYS
Carthage, TN

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-TW-19-1017

Page 436; and Book 10386, Page 334, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1017 – 1019 Wesleyville Street, Nashville, Tennessee 37217.

2019 Taxes Prorated
Possession: Date of Deed
Map: 150; Group: 2; Parcel: 183.00

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 successors and assigns. We covenant that we are lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey it and same is unencumbered, except as stated above.

WE FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said **GRANTEES**, their successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS this the 15 day of August, 2019.

ALLEN H. HEMPELMANN

Nancy C. Hempelmann
NANCY C. HEMPELMANN

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF SMITH

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, **Allen H. Hempelmann** and wife, **Nancy C. Hempelmann**, the bargainors, with whom I am personally acquainted or proven to be on the basis of satisfactory evidence and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Offices, Smith County, Tennessee, on this the 15 day of August, 2019.

My Commission expires: 11/16/19
WD—Hemplemann-Wilson1017

NOTARY PUBLIC

JAMES DAVID BASS
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY