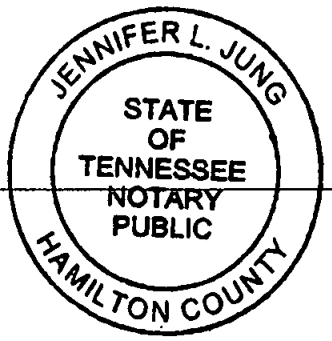


SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $2,287,500.00.

Affiant

Subscribed and sworn to me this 30th day of August, 2019.

NOTARY PUBLIC

My Commission Expires: 7/9/2022

Karen Johnson Davidson County
Batch# 278155 DEEDWARRSP
09/03/2019 07:38:38 AM 3 pgs
Fees: $18.00 Taxes: $8,463.75

20190903-0088056

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLY LAW FIRM (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32788

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Craig M. Wiseman and Kimberly K. Wiseman 1109 16th Avenue South Nashville, TN 37212	NEW OWNER	104-04-0-153.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jane Chera, Trustee of the Jane Chera Revocable Living Trust dated May 11, 2016 and any amendments thereto**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Craig M. Wiseman and Kimberly K. Wiseman**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Shield's Subdivision of Lot No. 16 in the O.H. Hayes Rokeby Addition of record in Plat Book 161, Page 86, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jane Chera, Trustee, or successors in interest, of the Jane Chera Revocable Living Trust dated May 11, 2016 by Quitclaim Deed from Jane Chera of record in Instrument No. 20160701-0067695 Register's Office for Davidson County, Tennessee, dated May 11, 2016 and recorded on July 1, 2016.

Being also known as 1109 16th Avenue South, Nashville, Tennessee 37212.

The conveyance of the above-described parcel of land is subject to the following:

1. Taxes for the year 2019, a lien not yet due and payable.
2. Subject to all matters shown on the Plan of record in Plat Book 161, Page 86, Register's Office for Davidson County, Tennessee.
3. Rights of tenants, as tenants only, under recorded or unrecorded leases.
4. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1109 16th Avenue South, Nashville, TN 37212.

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, its successors and representatives, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and representatives, against the lawful claims of all persons claiming by or through GRANTOR, but not further or otherwise. 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.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my hand this 23rd day of August, 2019.

Jane Chera Revocable Living Trust dated May 11, 2016

By: _____
Jane Chera, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Jane Chera, Trustee of the Jane Chera Revocable Living Trust dated May 11, 2016, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal this 27th day of August, 2019.

_____
NOTARY PUBLIC

My Commission Expires: 7/9/2022

