Karen Johnson Davidson County
Batch# 303001 DEEDWARR
10/21/2019 09:10:11 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191021-0107328

Prepared by and return to:
WISEMAN BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 104 13 0 014.00

WARRANTY DEED

Property Address & New Owner:
THOMAS LANG WISEMAN or
BETSY C. WISEMAN, Trustees of the
WISEMAN REVOCABLE LIVING TRUST
214 Cantrell Avenue
Nashville, TN 37205

Mail Tax Statement to:
Thomas Lang Wiseman
Betsy C. Wiseman
214 Cantrell Avenue
Nashville, TN 37205

The GRANTORS, **THOMAS LANG WISEMAN and BETSY WISEMAN, husband and wife,** as tenants by the entirety, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, convey, and confirm the below-described property to:

THOMAS LANG WISEMAN or BETSY C. WISEMAN, Trustees of the WISEMAN REVOCABLE LIVING TRUST, dated September 10, 2019

The WISEMAN REVOCABLE LIVING TRUST is a trust qualifying under Tenn. Code Ann. § 35-15-510, or any amendment thereto, as a "Tenancy by the Entirety Trust" designated to receive and own property titled as tenancy by the entirety prior to a transfer to the trust.

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> 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 THOMAS LANG WISEMAN and BETSY WISEMAN, husband and wife, by Warranty Deed of record at Instrument No. 201904030030367 in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to restrictive covenants contained in an instrument of record in Book 684, Page 241, and all matters appearing on the Plan of record in Book 547, Page 53, Regsiter's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do hereby covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they warrant and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 10th day of September, 2019, by the undersigned.

THOMAS LANG WISEMAN

BETSY WISEMAN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **THOMAS LANG WISEMAN** and **BETSY WISEMAN,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 10th day of September, 2019.

NOTARY PUBLIC

LARRY R. BRAY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My Commission Expires: My Comm. Exp. 3-7-2021

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(3)(F).

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

AFFIANT

Subscribed and sworn to before me this 10th day of September, 2019.

NOTARY PUBLIC

My Commission Expires: _____

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Comm. Exp. 3-7-2021