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Fees: $22.00 Taxes: $0.00
20200113-0004354

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

Map & Parcel: 053 07 0 079.00
Map & Parcel: 053 07 0 081.00
Map & Parcel: 053 07 0 082.00

WARRANTY DEED

Property Address & New Owner:
MARION NELSON WILSON, JR. and
KERMA B. WILSON, Trustees of the
WILSON REVOCABLE LIVING TRUST
106 22nd Street
102 22nd Street
2201 Old Hickory Blvd.
Old Hickory, TN 37138

Mail Tax Statement to:
Marion Nelson Wilson, Jr.
Kerma B. Wilson
P.O. Box 511
Old Hickory, TN 37138

The GRANTORS, **M. NELSON WILSON, JR., and wife, KERMA J. WILSON,** also known as, KERMA B. WILSON, 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:

MARION NELSON WILSON, JR. or KERMA B. WILSON, Trustees of the WILSON REVOCABLE LIVING TRUST, dated December 5, 2019

The WILSON 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:

SEE ATTACHED EXHIBIT A FOR A MORE COMPLETE LEGAL DESCRIPTION

Being the same property conveyed to M. NELSON WILSON, JR. and wife, KERMA J. WILSON, by Warranty Deed of record at Instrument No. 20121217-0115754 in the Register's Office of 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 5th day of December, 2019, by the undersigned.

MARION NELSON WILSON, JR.

KERMA J. WILSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **MARION NELSON WILSON, JR.** and **KERMA J. WILSON,** 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 5th day of December, 2019.

NOTARY PUBLIC

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 3-7-2021

My Commission Expires: _____

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 5th day of December, 2019.

NOTARY PUBLIC

My Commission Expires: _____

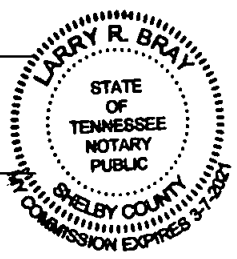


Exhibit "A"

Tract 1:

Land in Davidson County, Tennessee, being Lots Nos. 12 and 13 of Block No. 2 on the Plan of Dabbs and Elliott's Subdivision No. 1, Old Hickory, Tennessee, as of record in Book 547, page 97, Register's Office for said County.

Said Lots Nos. 12 and 13 front 25 feet each on the northeasterly side of Concrete Drive and run back between parallel lines 120 feet to an alley.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 11 of Block No. 2 on the Plan of Dabbs and Elliott's Subdivision No. 1, Old Hickory, Tennessee, as of record in Book 547, page 97, Register's Office for said County.

Said Lot No. 11 fronts 25 feet on the northeasterly side of Concrete Drive and runs back between parallel lines 120 feet to an alley.

Tract 3:

Land in Davidson County, Tennessee, being Lot No. 9 of Block No. 2 on the Plan of Dabbs and Elliott's Subdivision No. 1, Old Hickory, Tennessee, as of record in Book 547, page 97, Register's Office for said County.

Said Lot No. 9 fronts 50 feet each on the southeasterly side of 22nd Street and runs back between parallel lines 144 feet to an alley.

Tracts 1, 2 and 3 are the same property conveyed to Dr. Marion N. Wilson by deed dated June 20, 1973, from First American National Bank, Trustee under the Will of Jennie Morris, and Aaron Morris, of record in Book 4721, page 969, Register's Office for Davidson County, Tennessee.

Tract 4:

Land in Davidson County, Tennessee, being Lot No. 10 of Block No. 2 on the Plan of Dabbs and Elliott's Subdivision No. 1, Old Hickory, Tennessee, as of record in Book 547, page 97, Register's Office for said County.

Said Lot No. 10 fronts 25 feet on the northeasterly side of Old Hickory Boulevard and runs back between parallel lines with the southeasterly margin of 22nd Street 120 feet to an alley, including but excluding any part of the real property conveyed to Marion N. Wilson and wife, Anna R. Wilson, by deed from Katz Corporation, a Tennessee corporation, recorded in Book 5205, page 539, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marion N. Wilson, Trustee, by deed dated January 17, 1979, from Marion N. Wilson and wife, Anna R. Wilson, of record in Book 5386, page 867, Register's Office for Davidson County, Tennessee.