Karen Johnson Davidson County
Batch# 363165 DEEDWARR
02/26/2020 09:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200226-0021275

THIS INSTRUMENT PREPARED BY:
BONE MCALLESTER NORTON PLLC
Nashville City Center
511 Union Street, Suite 1600
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
The Mary Louise Hemmeter Revocable Trust 2131 Bernard Avenue Nashville, TN 37212	Same	104-11-0-351.00

KNOW ALL MEN BY THESE PRESENTS that I, MARY LOUISE HEMMETER, hereinafter "Grantor", hereby transfer and convey unto MARY LOUISE HEMMETER, TRUSTEE OF THE MARY LOUISE HEMMETER TRUST u/t/a dated March 22, 2019, hereinafter "Grantee", its successors and assigns, that certain tract or parcel of real property located in Davidson County, Tennessee, and more particularly described as follows:

BEING Lot No. 35 on the Plan of St. Bernard Place of record in Plat Book 161, Page 171, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SAID Lot No. 35 fronts 50 feet on the Southerly margin of Bernard Avenue and extends back 141.58 feet on the Easterly Line and 141.14 feet on the Westerly Line to an alley in the rear, measuring 50 feet, more or less.

BEING the same property conveyed to Mary Louise Hemmeter, unmarried, by Warranty Deed from Gregory S. Kyle and wife, Erica Lauren Kyle of record in Instrument No. 20170911-0092908 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2131 Bernard Avenue, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors and assigns forever. Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for the lien for real property taxes for the current year and subsequent years, any and all easements and/or restrictions of record and all matters shown on the plan of record, all in the Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds herself, her heirs, personal representatives, successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective this 7th day of February, 2020.

GRANTOR:

Mary Louise Hemmeter

MARY LOUISE HEMMETER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared MARY LOUISE HEMMETER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 7th day of FEBRUARY 2020.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON

Notary Public

My Commission Expires: 5/5/20

THIS CONVEYANCE IS EXEMPT FROM RECORDATION TAX UNDER T.C.A. § 67-4-409(A)(3)(F). NO OATH OF VALUE IS REQUIRED FOR THIS DEED IN ACCORDANCE WITH THE PROVISIONS OF T.C.A. § 67-4-409(A)(5).

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

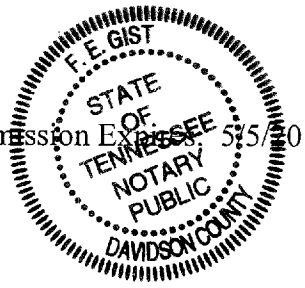
I, Jonathan R. Burns, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jonathan R. Burns

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, Jonathan R. Burns, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public



My Commission Expires: 5/5/20