Karen Johnson Davidson County
Batch# 481611 DEEDWARR
09/23/2020 03:35:30 PM 4 pgs
Fees: $23.00 Taxes: $3,145.00
20200923-0109422

#35586

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue, Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35586-07-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $850,000.00. Affiant Subscribed and sworn to before me this 21st day of September, 2020. Notary Public My Commission Expires: October 2, 2023

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Franklin Pike Trust c/o Lora Laverty 47 W. Division #408 Chicago, IL 60610	Lora Laverty 47 W. Division #408 Chicago, IL 60610	Map and Parcel No.: 13211005200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas A. Wiseman, III and Mary Wiseman Rochester and Sarah Emily Wiseman, sole heirs at law of Emily M. Wiseman, deceased** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Lora Laverty and Duke Miglin, Trustees of the Franklin Pike Trust dated August 26, 2020** ("Grantees"), their successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4420 Franklin Pike, Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 21st day of September, 2020.

Thomas A. Wiseman, III

Mary Wiseman Rochester by Thomas A. Wiseman, III, attorney in fact
her attorney-in-fact

Sarah Emily Wiseman, by Thomas A. Wiseman, III, attorney in fact
her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas A. Wiseman, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he has executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of September, 2020.

Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas A. Wiseman, III, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Mary Wiseman Rochester, and he is authorized by Mary Wiseman Rochester to execute this instrument on her behalf.

Witness my hand, at office, this 21st day of September, 2020.

Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas A. Wiseman, III, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Sarah Emily Wiseman, and he is authorized by Sarah Emily Wiseman to execute this instrument on her behalf.

Witness my hand, at office, this 21st day of September, 2020.

Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 6 on the Map of Elysian Fields, Section 1, of record in Book 1424, page 81, Register's Office for said County.

Said Lot No. 6 fronts 200 feet on the east side of Franklin Pike and runs back between lines, 453.6 feet on the north line and 500 feet on the south line to a dead line in the rear, which is a broken line, on which it measures 211.1 feet.

Being the same property conveyed to Thomas A. Wiseman, Jr. and wife, Emily M. Wiseman by deed dated January 28, 1971 from Thomas Guv Pennington and wife, Phyllis Pennington of record in Book 4479, page 328, Register's Office for Davidson County, Tennessee. Thomas A. Wiseman, Jr. having since died on March 18, 2020. Emily M. Wiseman having since died intestate on July 3, 2020 leaving Thomas A. Wiseman, III, Mary Wiseman Rochester and Sarah Emily Wiseman as her sole heirs at law.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 13211005200.
2. All matters appearing on the Plan of record as Book 1424, page 81, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7358, page 587, Register's Office for Davidson County, Tennessee.
4. Easement for pipeline of record in Book 460, page 163, Register's Office for Davidson County, Tennessee.
5. Easement for drain pipe granted to Louisville and Nashville Railroad Company of record in Book 1553, page 241, Register's Office for Davidson County, Tennessee.
6. Easement granted to the State of Tennessee of record in Instrument No, 20160727-0077383, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

