WARRANTY DEED

Karen Johnson Davidson County
Batch# 482895 **DEEDWARR**
09/24/2020 01:57:45 PM 2 pgs
Fees: $13.00 Taxes: $314.50

20200924-0110123

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: HOMEFRONT PROPERTY SOLUTIONS LLC	SEND TAX BILLS TO: owner at owners address	MAP-PARCEL NUMBERS
(NAME)	(NAME)	09203037400
801 2nd Ave. N (ADDRESS)	(ADDRESS)	
Nashville, TN 37201 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Susan Elizabeth Wismer Campbell, Successor Trustee of the David A Wismer, Jr. and Mary Anne Wismer Irrevocable Exempt Trust FBO Susan Elizabeth Wismer Campbell dated November 3, 2003**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **HOMEFRONT PROPERTY SOLUTIONS LLC**, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 30 FEET OF LOTS NOS. 13 AND 14 ON THE PLAN OF ANDREW J. HARDING SUBDIVISION, AS OF RECORD IN BOOK 21, PAGE 138, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

SAID PART OF LOTS 13 AND 14 FRONTS 30 FEET ON THE NORTHERLY SIDE OF HARDING STREET, AND RUNS BACK BETWEEN PARALLEL LINES WITH THE WESTERLY MARGIN OF 16TH AVENUE NORTH, FORMERLY PARK STREET 100 FEET TO A DEAD LINE.

Being the same property conveyed to Susan Elizabeth Wismer Campbell, as trustee of the David A. Wismer, Jr. and Mary Anne Wismer irrevocable exempt trust fbo Susan Elizabeth Wismer Campbell by virtue of that certain Special Warranty Deed dated December 10, 2015, and being of record at Instrument No. 20151223-0129052 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved x
This is improved property, known as 1600 Meharry Blvd Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212
File #: HF-201600

Witness my hand this 24th day of September, 2020.

Susan Elizabeth Wismer Campbell, as trustee of the David A. Wismer, Jr. and Mary Anne Wismer irrevocable exempt trust fbo Susan Elizabeth Wismer Campbell

Susan Elizabeth Wismer Campbell, trustee

by: Susan Elizabeth Wismer Campbell, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Susan Elizabeth Wismer Campbell, Successor Trustee and** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of September, 2020.

Cari Allen
Notary Public

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021