WARRANTY DEED

BOX 50-3

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 535,000.00

Janice Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of September, 2012.

Caroline Pace
Notary Public:

MY COMMISSION EXPIRES: 6-23-15
(AFFIX SEAL)

CAROLINE PACE NOTARY PUBLIC STATE OF TENNESSEE DICKSON COUNTY, TENNESSEE

R. L. MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Bradley R. Wiltz	FirstBank	Parcel ID:
1106-A Biltmore Drive	6131 Shallowford Rd., Ste. 102	131120H00200CO
Nashville, TN 37204	Chattanooga, TN 37421	

FOR AND IN 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, we

Tony Trieu, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Bradley R. Wiltz and wife, Lisa A. Wiltz

hereinafter called the GRANTEES, 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 Unit A, together with the appurtenant interest in the common elements of Biltmore II Townhomes, a horizontal property regime established by Declaration recorded in Instrument 20061222-0158544, amended in Instrument 20070831-0105024, Register's Office for Davidson County, Tennessee, said Unit being depicted on the site plan attached to Exhibit "B" to the aforementioned Declaration.

Being the same property conveyed to Tony Trieu by deed from Pinh Trieu, married, of record in Instrument 20110103-0000354, said Register's Office.

This conveyance is subject to Restrictive Covenants and Bylaws of record in Book 1380, Page 225; Instrument 20061222-0158544; and Instrument 20070831-0105024, Register's Office for said County.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20061222-0158544, amended in Instrument 20070831-0105024; and (3) Sewer Line Easement of record in Book 999, Page 523, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1106-A Biltmore Drive, Nashville, TN 37204

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.

Witness my hand this 5th day of September, 2012.

Tony Trieu

BILL GARRETT, Davidson County
Trans:T20120066851 DEEDWARR
Recvd: 09/06/12 11:12 2 pgs
Fees:13.00 Taxes:1979.50

20120906-0080708

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tony Trieu, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of September, 2012.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.