This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

THIS INDENTURE, made this day of , A.D., 20 , by and between

Joseph Wanek and wife, Emily Wanek

First Parties, and

Mitchell P. Stutler, an unmarried man, and Amy L. Mittenzwei, an unmarried woman, tenants in common with rights of survivorship

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of --------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 30 ON THE PLAN OF WEST MEADE HIGHLANDS, SECTION I, AS OF RECORD IN BOOK 3700, PAGES 69 &70, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH WANEK AND WIFE, EMILY WANEK BY DEED FROM LARRY D. VETTER AND WIFE, MARTHA S. VETTER RECORDED ON JULY 5, 2012 OF RECORD IN INSTRUMENT NO. 20120705-0058955, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

OWNER:
Mitchell P. Stutler and Amy L. Mittenzwei
808 Highland Park Court
Nashville, TN 37205

RESPONSIBLE TAXPAYER:
New Owner

Map & Parcel
CLT # 143 03 0 028.00

BILL GARRETT, Davidson County
Trans:T20150006864 DEEDWARR
Recvd: 01/28/15 10:34 2 pgs
Fees:13.00 Taxes:1217.30
20150128-0008086

MR-PA-247743

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

X _____ X _____

Joseph Wanek Emily Wanek

✓STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Joseph Wanek and wife, Emily Wanek , with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of December, 2014.

_____ Notary Public

My Commission Expires: 7/3/2017

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 329,000.00. Affiant _____.

Subscribed and sworn to before me this 26th day of January, 2015.

My Commission Expires: _____

TABITHA REED STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 8, 2018

MR-PA-247743