RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01291-11882

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/17/15 16:17 3 pgs
Fees:18.00 Taxes:1298.70
20150417-0034562

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $335,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 16TH DAY OF APRIL, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 4/10/2018

JILL L. SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7383 STRAZISHAR

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Christopher J Strazishar and Amanda Strazishar	SAME	180020A02000CO
1013 Stone Ridge Drive		
Nashville, TN 37211		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARC R. WISNER AND WIFE HEATHER DEANNE WISNER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

CHRISTOPHER J STRAZISHAR AND AMANDA STRAZISHAR HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1013 Stone Ridge Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hand on the 16th day of April, 2015.

Marc R. Wisner

Heather Deanne Wisner by Marc R Wisner, attorney in fact

Heather Deanne Wisner by Marc R. Wisner, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 16th day of April, 2015, before me, the undersigned, a Notary Public in a for said County and State, personally appeared Marc R. Wisner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Heather Deanne Wisner for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Heather Deanne Wisner.

Witness my hand and official seal at Franklin, Tennessee

Notary Public
My Commission Expires:

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Marc R. Wisner, the bargainor(s), 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.

Witness my hand and official seal at Franklin, Tennessee, this 16th day of April, 2015.

Notary Public
My Commission Expires:

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

EXHIBIT A - LEGAL DESCRIPTION

Being Lot No. 82, Section 1, THE RIDGE AT STONE CREEK Subdivision, as shown on plat of record in Instrument No. 200310270157621, in the Register's Office, Davidson County, TN, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Marc R. Wisner, an unmarried man and Heather D. Smyly, an unmarried woman by Warranty Deed from Drees Premier Homes, Inc., an Ohio corporation, recorded on the 5th day of September, 2006 in Instrument No. 20060905-0109045, in the Register's Office of Davidson County, Tennessee.

Heather D. Smyly having since married Marc R. Wisner and is now known as Heather Deanne Wisner.

This instrument is being executed on behalf of Heather Deanne Wisner pursuant to a power of attorney executed by the same on _____, and being filed for in Instrument # 20150417-0034560, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 1, THE RIDGE AT STONE CREEK, as recorded in Instrument No. 20031027-0157621, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and restrictions recorded in Book 10324, Page 365, Instrument Nos. 20010719-0076875 and 20020722-0087705 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws recorded in Book 10324, Page 408 (recorded as attachment to Declaration of Covenants Conditions and Restrictions recorded in Book 10324, Page 365).

f. Charter of Stone Creek Park Homeowners Association, Inc. recorded in Book 10324, Page 358.

g. Storm Water Detention Agreement as set forth in instrument recorded in Instrument No. 20020528-0064318.

h. Easement Agreement as set forth in instrument recorded in Book 10716, Page 596.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

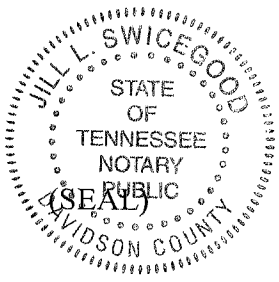
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: 9/10/2018