THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15064296**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $920,000.00. Affiant Subscribed and sworn to before me, this 24th day of June, 2015. Notary Public My Commission Expires:

REBECCA CAMPBELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 07-26-2016

BILL GARRETT, Davidson County
Trans:T20150052512 DEEDWARR
Recvd: 06/30/15 12:38 2 pgs
Fees:13.00 Taxes:3404.00
20150630-0063039

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bradley R. Wiltz and Lisa A. Wiltz	First Bank	Tax Parcel ID No.
3504 A Amanda Avenue	318 Seaboard Lane, Ste 205	117-11-L-1.00 CO
Nashville TN 37215-2102	Franklin, TN 37067	

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, **Michael W. Skarda and Jennifer B. Skarda, Husband and Wife** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Bradley R. Wiltz and Lisa A. Wiltz, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Unit No. 1 of the 3504 Amanda Avenue Condominium, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for 3504 Amanda Avenue Condominium of record in Instrument No. 20050715-0082376, of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of 3504 Amanda Avenue Condominium, as shown on Exhibit "A" to the Master Deed, of record in Instrument No. 20050715-0082376, said Register's office, for a more complete identification and description of such Unit.

Being the same property conveyed to Michael W. Skarda and wife, Jennifer B. Skarda by Warranty Deed from Charles Rogan Allen, recorded on the 15th day of July, 2005 in Instrument No. 20050715-0082377, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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

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

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20050715-0082376.

This is improved property located at 3504 A Amanda Avenue Nashville TN 37215-2102

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 24th day of June, 2015.

Michael W Skarda by Jim Harris, attorney-in-fact
Michael W. Skarda by Jim Harris, Attorney-in-Fact

Jennifer B. Skarda

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jim Harris, with whom I am personally acquainted, 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 Michael W. Skarda, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and official seal, this 24th day of June, 2015.

J Anderson
Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennifer B. Skarda, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of June, 2015.

J Anderson
Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018