(2)

Prepared by:
Amy Cross Nance
Attorney at Law
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615-794-5644

BILL GARRETT, Davidson County
Trans:T20150053525 DEEDWARR
Recvd: 07/02/15 11:38 2 pgs
Fees:13.00 Taxes:784.03
20150702-0064239

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $211,900.00

Affiant

Subscribed and sworn to before me this 30 day of June 2015.

Notary Public
My commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Address of New Owner:	Send Tax Bills to:	Tax Information
Stephen Wiltshire	Shelter Lending Services	141-120B-08400CO
7133 Bay Cove Trail	4000 N. Brown Deer Rd. Ste. F.	
Nashville TN 37221	Brown Deer, WI 53209	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Laszlo Juracz and wife Julia Novak hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Stephen Wiltshire and Kristin Wiltshire, husband and wife hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 96 on the Plan of Southampton Phase 4 a Planned Unit Development of record in Book 6250 Page 565 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.,

Being the same property conveyed to Laszlo Juracz and wife Julie Novak, by deed from Gregory B. Watkins and wife, Cynthia R. Watkins of record in Instrument No.20130530-0054225 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2015 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Southampton, Phase 4, a Planned Unit Development, of record in Book 6250 Page 565, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 6120 Page 450 and amended in Book 6231 Page 63; Book 6624 Page 569 and Book 7140 Page 645and in any allied instruments(s) referred to in said restrictions. 4) Charter of Southampton Homeowner's Association of record in Book 6323. Page 132 5) Bylaws of record in Book 6355, page 517

This property is improved property known as 7133 Bay Cove Trail, Nashville, Tennessee 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest

BOX 10-A

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

thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 30 day of June, 2015.

Laszlo Juracz

Julia Novak by Laszlo Juracz her attorney in fact

Julia Novak, by Laszlo Juracz
Her Attorney-in-fact

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 Laszlo Juracz, 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 Brentwood, Tennessee, this 30 day of June, 2015.

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30 day of June, 2015, before me personally appeared Laszlo Juracz to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Julia Novak acknowledged that such person executed the same as the free act and deed of Julia Novak.

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires 2/25/19
FILE NO: 08873