THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **589,900.00**. Vicki Dutton Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF December, 2015. Brenda Shelby Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150109880 DEEDWARR
Recvd: 12/30/15 09:58 2 pgs
Fees:13.00 Taxes:2182.63
20151230-0130924

BRENDA SHELBY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 07-24-2016

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradley Wiltz	**Farmington Mortgage a Division of Capstar Bank**	MAP 118-01-N
2414 9th Avenue South	2002 Richard Jones Road Suite 300A	PARCEL -001.00-CO
Nashville, TN 37204	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Nanibaa' Angela Garrison and Kevin Young-Min Kim, as tenants by the entirety**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bradley Wiltz and Lisa Wiltz, husband and wife**

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 No. A Cottage Cove Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Cottage Cove Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20100324-0021870, as amended as Instrument No. 20100903-0070461, Register' s Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Cottage Cove Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20100324-0021870, as amended in Instrument No. 20100903-0070461, and Bylaws appended thereto as Exhibit "C" Register' s Office for Davidson County, Tennessee, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Nanibaa' Angela Garrison and Kevin Young-Min Kim, as tenants by the entirety by Warranty deed from Mariana M. Cajaiba, unmarried, of record in Instrument No. 20131023-0110441 Register's Office for Davidson County, Tennessee, dated October 18, 2013 and recorded on October 23, 2013, Scrivener's Affidavit recorded on March 27, 2014 in Instrument No. 20140327-0025346.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **2414 9th Avenue South, 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 our hands this the 22nd day of December, 2015.

Nanibaa Angela Garrison by _____, attorney in fact
Nanibaa Angela Garrison by Theo Antoniadis, Attorney-in-Fact

Kevin Young-Min Kim by _____, Attorney in fact
Kevin Young-Min Kim by Theo Antoniadis, Attorney-in-Fact

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 **Theo Antoniadis** 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 on behalf of **Kevin Young-Min Kim and Nanibaa Angela Garrison**, as their Attorney in Fact, as the free act and deed of the within named **Kevin Young-Min Kim and Nanibaa Angela Garrison**.

Witness my hand and official seal this the 22nd day of December, 2015.

My Commission expires 1-9-16

_____
Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN