WARRANTY DEED



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$339,000.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of June, 2016.

Notary Public

My commission expires: 7-3-17
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160056619 DEEDWARR
Recvd: 07/01/16 14:57 2 pgs
Fees:13.00 Taxes:1254.30
20160701-0067963

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Stephen Cody Wilkins **Angie Lawless**	**New Owner**	**105-14-0-I-030-00co (Unit 30)** **105-14-0-I-031-00co (Unit 31)**
202 S 11th Street		
Nashville, TN 37206		

FOR AND IN 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,

Bonnie R. Zobrist, Trustee of The 803 Hillview Land Trust U/A/D September 25, 2014, joined by James Wiltz

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

Stephen Cody Wilkins, unmarried, and Angie Lawless, unmarried, joint tenants with right of survivorship

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:

TRACT I:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 31 as specified on the Plat shown in the Declaration of Studio 1 Lofts Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration for Studio 1 Lofts Condominiums, of record under Instrument No. 20140715-0062248, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration Reference is hereby made to the plan of Studio 1 Lofts Condominiums, for placement of Units, as shown on Exhibit "B" to the Declaration of record under Instrument No. 20140715-0062248, said Register's Office, for a more complete identification and description of such Unit.

Unit 31, being the same property conveyed to James Wiltz, by Deed dated September 5, 2014 from Studio 1 Nashville Apartments, LLC, of record in Instrument No. 20140912-0083697, Register's Office for Davidson County, Tennessee, and further conveyed to Bonnie R. Zobrist, Trustee of The 803 Hillview Land Trust U/A/D September 25, 2014 by Quitclaim Deed dated October 3, 2014 from James Wiltz, of record in Instrument No. 20150915-0093446, said Register's Office.

TRACT II:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 30 as specified on the Plat shown in the Declaration of Studio 1 Lofts Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration for Studio 1 Lofts Condominiums, of record under Instrument No. 20140715-0062248, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration Reference is hereby made to the plan of Studio 1 Lofts Condominiums, for placement of Units, as shown on Exhibit "B" to the Declaration of record under Instrument No. 20140715-0062248, said Register's Office, for a more complete identification and description of such Unit.

Unit 30, being the same property conveyed to James Wiltz, by Deed dated September 5, 2014 from Studio 1 Nashville Apartments, LLC, of record in Instrument No. 20140916-0084659, Register's Office for Davidson County, Tennessee.

This is improved (__X__) Unimproved (____) property, known as **803 Hillview Heights, Suites 107 & 108, Nashville, TN 37204**

This is improved (__X__) Unimproved (____) property, known as **803 Hillview Heights, Suites 107 & 108, 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 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 my/our hand(s) this **30th** day of **June, 2016.**

Bonnie R Zobrist, Trustee

Bonnie R. Zobrist, Trustee of The 803 Hillview Land Trust U/A/D September 25, 2014

James Wiltz, by Bonnie R Zobrist, Atty-in-fact

James Wiltz by Bonnie R. Zobrist, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Bonnie R. Zobrist, Trustee of The 803 Hillview Land Trust U/A/D September25, 2014,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **June, 2016.**

Notary Public

My Commission Expires: 2/13/17

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of June, 2016, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Bonnie Zobrist**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **James Wiltz** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **James Wiltz**, for the purpose therein contained, by signing the name of **James Wiltz**, by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of **June, 2016.**

Notary Public

My Commission Expires: 2/13/17

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.