BILL GARRETT, Davidson County
Trans: T20160066258 DEEDWARR
Recvd: 08/02/16 10:05 2 pgs
Fees: 13.00 Taxes: 1517.00

20160802-0079529

WARRANTY DEED

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Bradley Wiltz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

REBECCA CAMPBELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1001 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bradley Wiltz	Farmington Mortgage, a division of CapStar Bank	083-06-0-174.00
(NAME)	(NAME)	
3504-A Amanda Avenue	2002 Richard Jones Road, Suite 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Matthew Olson and Kathryn Olson (formerly known as Kathryn Ryavec), husband and wife,** 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 the westerly 50 feet of Lot No. 6 on the Map of Sneed and Hamilton's Resubdivision of Lots No. 2, 3, 7, 8, 9, 10, 11, 15, 17 and 18 in the First Subdivision of Brownsville, of record in Plat book 161, Page 149, in the Register's Office for Davidson County, Tennessee.

Said westerly part of Lot No. 6 fronts 50 feet on the north side of Fall Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Matthew Olson and Kathryn Ryavec, husband and wife, by Deed from Winston V. Harrison and wife, Julia T. Harrison, dated 7/28/14, recorded 8/01/14 as of record in Instrument Number 20140801-0068803, said Register's Office of Davidson County, Tennessee.

Kathryn Ryavec and Kathryn Olson are one and the same.

unimproved ☐

This is improved ☑ property, known as 205 Fall Street, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 29th day of July, 2016.

Matthew Olson

Kathryn Olson

State of Tennessee
County of Sumner

Personally appeared before me Matthew Olson and Kathryn Olson, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of July, 2016.

Notary Public _____
My Commission Expires: _____

File No.: 162023

