File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170060025 DEEDWARR
Recvd: 07/13/17 14:34 2 pgs
Fees:13.00 Taxes:3885.00
20170713-0070632

G-P-17-3504A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Curtis L. Heitkamp and Heidi L. Heitkamp	New Owner	
(NAME)	(NAME)	**117-11-0L-001.00**
3504A Amanda Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRADLEY R. WILTZ AND LISA A. WILTZ, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CURTIS L. HEITKAMP AND HEIDI L. HEITKAMP, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 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 Number 20050715-0082376, 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 Bradley R. Wiltz and Lisa A. Wiltz, husband and wife by Warranty deed from Michael W. Skarda and Jennifer B. Skarda, husband and wife of record in Instrument No. 20150630-0063039 Register's Office for Davidson County, Tennessee, dated June 24, 2015 and recorded on June 30, 2015.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4096, Page 769, in the Register's Office for Davidson County, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 3504 Amanda Avenue Condominiums of record in Instrument Number 20050715-0082376, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3504A Amanda Avenue , Nashville, Tennessee 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 11th DAY OF JULY, 2017.

Bradley R. Wiltz by Lisa A. Wiltz
Attorney in Fact

Bradley R. Wiltz by Lisa A. Wiltz,
Attorney in Fact

Lisa A. Wiltz

Lisa A. Wiltz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lisa A. Wiltz, 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 BRADLEY R. WILTZ, and who acknowledged she executed the same as the free act and deed of the said BRADLEY R. WILTZ.

Witness my hand and official seal, this the 11th of July, 2017.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LISA A. WILTZ, the within named bargainor, 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, this the 11th of July, 2017.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212