Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-1713

Bill Garrett Davidson County
Batch# 3810 DEEDWARR
09/22/2017 12:14:51 PM 2 pgs
Fees: $13.00 Taxes: $481.00
20170922-0097504

Kornbau Notary Public State of Tennessee Sumner County My Commission Expires June 19, 2018

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of September, 2017

Notary Public
Commission Expires: 6/19/18

Address of New Owner	Send Tax Bills To:	Map & Parcel
Burkett Homes, Inc. 1212 A McChesney Ave Nashville, TN 37216	Burkett Homes, Inc. PO Box 2282 Hendersonville, TN 37075	p/o 072 03 0 133 00

WARRANTY DEED

FOR AND IN 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, I/WE,

James Wiltz, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Burkett Homes, Inc., a Tennessee corporation

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 on the Plan of McChesney Gardens as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for McChesney Gardens, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170713-0070335, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Justin L. Mobley and wife, Sylvia R. Mobley by Installment deed from Elizabeth Hunter, Hubert B. Boehms, Jr., Mrs. Ruby Heriges, and Edward W. Boehms of record in Book 4553, page 920 Register's Office for Davidson County , Tennessee, dated 11/16/1971 and recorded on 11/17/1971

Being a portion of the same property conveyed to Sylvia R. Mobley by quitclaim deed from Justin L. Mobley and Sylvia R. Mobley of record in Book 7109, page 66 Register's Office for Davidson County , Tennessee, dated 01/14/1987 and recorded on 01/16/1987.

Being a portion of the same property conveyed to James Wiltz, unmarried by warranty deed from Sylvia M. Mobley, unmarried of record in Instrument No. 20170328-0030061 Register's Office for Davidson County, Tennessee, dated 03/23/2017 and recorded on 03/28/2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1212 A McChesney Ave, Nashville, TN 37216.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15th day of September, 2017.

James Wiltz by Bonnie Zobrist, attorney in fact
James Wiltz by Bonnie Zobrist, 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, **Bonnie Zobrist** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 15th day of September, 2017.

Notary Public
My Commission Expires: 1/13/20

JOSHUA A. TERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Bonnie Zobrist** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is Power of Attorney for James Wiltz, and that this instrument was executed on behalf of the said James Wiltz for the purposes therein contained pursuant to a Specific Power of Attorney being recorded simultaneously herewith at Instrument No. 20170922:0097503, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee this 15th day of September, 2017.

Notary Public
My Commission Expires: 1/13/20

(Notary Seal)

JOSHUA A. TERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY