# WARRANTY DEED

Bill Garrett Davidson County
Batch# 128038 DEEDWARR
08/13/2018 11:30:18 AM 2 pgs
Fees: $13.00 Taxes: $2,145.63

20180813-0079625

B-RE-18-1430

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $579,900.00.

Amy Duterle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF AUGUST, 2018.

K Walters
Notary Public

MY COMMISSION EXPIRES: 8.17.19
(AFFIX SEAL)

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

**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) |
|---|---|---|
| **Purvis Holdings, G.P.** | New Owner | |
| (NAME) | (NAME) | |
| **1430 12th Ave S** | 1818A 6th Ave N. | **105-05-0Z-014.00-CO** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37203** | Nashville TN 37208 | |
| (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, **BRENT WILTZ AND NINA WILTZ, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PURVIS HOLDINGS, G.P.**, 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. 1430, The Row at 12th S. Townhomes, described in a Declaration of Covenants, Conditions, and Restrictions in Instrument No. 20151221-0128111, Register's Office for said County, 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, the plat filed as Exhibit "C" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete description of said Unit.

Being a portion of the same property conveyed to E3 Construction Services, LLC by Warranty Deed from Trustees of the Progressive Baptist Church, AKA Progressive Missionary Baptist Church, dated October 28, 2015 and recorded October 30, 2015 in Instrument No. 20151030-0110404, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Brent Wiltz and Nina Wiltz, husband and wife by Warranty deed from E3 Construction Services, LLC of record in Instrument No. 20170307-0022260 Register's Office for Davidson County, Tennessee, dated March 01, 2017 and recorded on March 07, 2017.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20151221-0128111, Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20160304-0021012 in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5817, Page 182, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 4885, Page 111, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4220, Page 723, in the Register's Office for Davidson County, Tennessee.
- Charter of The Row at 12th S. Townhomes of record at Instrument No. 20151231-0131529, in the aforesaid Davidson Office.
- Easement for Sanitary Sewer, Storm drainage, Water mains, Pumps and appurtenances of record in Instrument No. 20160314-0023858, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1430 12th Ave S, Nashville, Tennessee 37203**.

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 10th DAY OF AUGUST, 2018.

Brent Wiltz by Paul Hinman, Attorney in Fact

Nina Wiltz by Paul Hinman, 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, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BRENT WILTZ AND NINA WILTZ, and who acknowledged he/she/they executed the same as the free act and deed of the said BRENT WILTZ AND NINA WILTZ.

Witness my hand and official seal, this the 10th of August, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

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