Warranty Deed

BILL GARRETT, Davidson County Trans:T20130033468 DEEDWARR Recvd: 04/24/13 09:26 2 pgs Fees:13.00 Taxes:925.00 20130424-0040552	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $250,000.00. Affiant Subscribed and sworn to before me, this the 22nd day of April, 2013. Notary Public My commission expires: 9-19-16

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Michael F. Montijo Patricia Jamieson-Montijo	NEW OWNER	
109 Loring Ct.		13213009900
Nashville, TN 37220		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BATTERY LANE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL F. MONTIJO AND PATRICIA JAMIESON-MONTIJO, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 2 on the Plan of Resubdivision of Loring Court of record in Plat Instrument No. 20110902-0068196, 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 the same property conveyed to Battery Lane Properties, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Peachtree Developers, Inc. a Tennessee corporation of record at Instrument No. 20070112-0005478, Register's Office for Davidson County, Tennessee, dated January 9, 2007and recorded on January 12, 2007.

Being the same property conveyed to Peachtree Developers, Inc., by Quitclaim Deed from Battery Lane Properties, LLC of record at Instrument No. 20061122-0145059, Register's Office for Davidson County, Tennessee, dated November 9, 2006 and recorded on November 22, 2006.

Being the same property conveyed to Battery Lane Properties, LLC, by Deed from Allene Pyburn, as to one-half undivided interest and the Estate of William H. Pyburn, as to one-half undivided interest of record at Instrument No. 20050413-0041009, Register's Office for Davidson County, Tennessee, dated April 7, 2005 and recorded on April 13, 2005.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 109 Loring Ct., Nashville, TN 37220.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of April, 2013.

Battery Lane Properties, LLC

Stuart McWhorter, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Stuart McWhorter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of Battery Lane Properties, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 22nd day of April, 2013.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013