THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE 13-08-006
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~XXXXXX~~ $515,000.00 Kimberly Beard Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF AUGUST, 2013 Notary Public MY COMMISSION EXPIRES: 9/9/14 (AFFIX SEAL)

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Henry Menge, Jr.	NEW OWNER	MAP
106 Bowling Avenue ~~XXXXXXXXXXXXXXXXX~~		PARCEL 130-07-0-033.00
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE)	

Davidson County DEEDWARR
Recvd: 08/29/13 15:02 3 pgs
Fees:18.00 Taxes:1905.50
20130829-0091498

FOR AND 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, WE, **Ruth Ann Kiel and Kathleen Michelle Ray, Co-Trustees of the Richard Arthur and Ruth Ann Kiel Revocable Living Trust II, u/a/d August 18, 2009**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Henry Menge, Jr. and Elinor Paige Menge**

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 Lot No. 1 on the Plan of Re-Subdivision of Lots 24, 25, 26, 27, 28 and 29 of the Revised Plan of New Golf Club Subdivision of record in Plat Book 421, Page 185, in the Register's Office for Davidson County, Tennessee, said Re-Subdivision being recorded in Book 4300, page 199 and Corrected by Surveyor's Certificate of Correction of record in Book 4662, page 427, 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 The Richard Arthur and Ruth Ann Kiel Revocable Trust II, dated the 18th day of August, 2009 by Quitclaim Deed from Richard A. Kiel and Ruth Ann Kiel of record at Instrument No. 20090819-0078037, dated August 18, 2009 and recorded on August 19, 2009, in the Register's Office for Davidson County, Tennessee.

Reference is made to the Powers of Attorney recorded herewith

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

THIS instrument is being executed in behalf of **RUTH ANN KIEL** pursuant to a Power of Attorney executed by same on the 22nd day of August, 2013, and being filed for record in Instrument No. 20130829-0091496, and being recorded simultaneously herewith.

THIS instrument is being executed in behalf of **KATHLEEN MICHELLE RAY** pursuant to a Power of Attorney executed by same on the 22nd day of August, 2013, and being filed for record in Instrument No. 20130829-0091497, and being recorded simultaneously herewith.

This is () UNIMPROVED

(X) IMPROVED property known as **800 Westview Avenue, Nashville, TN 37205.**

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 our hand(s) this the 28th day of August, 2013.

Richard Arthur & Ruth Ann Kiel Revocable Living Trust Agreement II

Ruth Ann Kiel by Lydia Armistead her atty in fact
Ruth Ann Kiel as Individual by Lydia Armistead her Attorney-in-Fact

Ruth Ann Kiel Trustee, by Lydia Armistead her agent & Atty in Fa
Ruth Ann Kiel Trustee, by Lydia Armistead her Agent and Attorney-in-Fact

Kathleen Michelle Ray Trustee by Rusty L. Moore her Agent and Attorney-in-Fa
Kathleen Michelle Ray Trustee, by Rusty L. Moore her Agent and Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **Lydia Armistead**, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of **Ruth Ann Kiel,** and who acknowledged that she executed the same as the free act and deed of **Ruth Ann Kiel.** Witness my hand and official seal this 28th day of August, 2013.

Witness my hand and official seal this the 28th day of August, 2013.

My Commission expires 1-9-16

Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **Lydia Armistead**, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of **Ruth Ann Kiel, Trustee as her Agent and Attorney-in-Fact,** and who acknowledged that she executed the same as the free act and deed of **Ruth Ann Kiel as Trustee of the Richard Arthur and Ruth Ann Kiel Revocable Living Trust II.**

Witness my hand and official seal this 28th day of August, 2013.

Witness my hand and official seal this the 28th day of August, 2013.

My Commission expires: 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **Rusty L. Moore**, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of **Kathleen Michelle Ray, Trustee as her Agent and Attorney-in-Fact,** and who acknowledged that she executed the same as the free act and deed of **Kathleen Michelle Ray as Trustee of the Richard Arthur and Ruth Ann Kiel Revocable Living Trust II.**

Witness my hand and official seal this 28th day of August, 2013.

Witness my hand and official seal this the 28th day of August, 2013.

My Commission expires: 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Peter Weiss

State of Tennessee) County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Peter Weiss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 09/09/14

Notary Public

DEE FILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

13-08-006