Prepared by: Jill Bartee Ayers, Attorney, BATSON NOLAN PLC, 121 South Third Street, Clarksville, TN 37040

BILL GARRETT, Davidson County
Trans:T20140007923 DEEDWARR
Recvd: 02/04/14 09:35 2 pgs
Fees:13.00 Taxes:1132.20
20140204-0009667

STANLEY A. MONTEE ET UX

TO: WARRANTY DEED

AJAX PROPERTIES

THIS WARRANTY DEED OF REALTY, executed as of the 31st day of January, 2014, by Grantors, **STANLEY A. MONTEE and wife, CAROL J. MONTEE,** to Grantee, **AJAX PROPERTIES, a Tennessee General Partnership,** Witnesseth:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and do hereby transfer and convey unto Grantee, to have and to hold to it, and to its successors and assigns forever, in fee simple, certain realty situated in Davidson County, Tennessee, being bounded and described as follows:

> A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 1519 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record as Instrument No. 20080225-0018429 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
>
> BEING the same property conveyed to Stanley A. Montee and wife, Carol J. Montee, by deed from Evan Hamel, unmarried, of record as Instrument No. 20121210-0113503, dated December 5, 2012, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

That Grantors (1) covenant that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for 2014 taxes which have been prorated and Grantee assumes; (2) will forever warrant and defend the title unto Grantee and to its successors and assigns against all lawful claims; subject, however, to matters shown on Plan of record as Instrument No. 20060411-0041760; restrictions of record as Instrument No. 20091214-0113967; and Master Deed of record as Instrument Nos. 20080225-0018425, 20080225-0018429, 20111104-0086473 and 20111215-0097929, in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

STANLEY A. MONTEE Grantor

CAROL J. MONTEE Grantor

STATE OF TENNESSEE :
:
COUNTY OF MONTGOMERY :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Stanley A. Montee and Carol J. Montee, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 31st day of January, 2014.

My Commission Expires:

7-11-17

Notary Public

JILL BARTLEE AYERS ★ STATE OF TENNESSEE NOTARY PUBLIC ★ MONTGOMERY COUNTY

Property Owners Name and Address:

AJAX PROPERTIES
P.O. Box 627
Clarksville, TN 37040

Person or Entity Responsible for Payment of Property Taxes:

SAME / OWNER

Property Address:

301 Demonbreun Street, Unit 1519
Nashville, TN 37201

Map and Parcel No.:

093-06-0A-235.00 CO

STATE OF TENNESSEE, MONTGOMERY COUNTY
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $306,000.00 which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale

Affiant _____,

Subscribed and sworn to before me this the 31st day of January, 2014.

_____,
NOTARY PUBLIC
MY COMMISSION EXPIRES: 7-11-17

JILL BARTLEE AYERS ★ STATE OF TENNESSEE NOTARY PUBLIC ★ MONTGOMERY COUNTY

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