AFTER RECORDING PLEASE RETURN TO:
Lawyers Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150075816 DEEDWARR
Recvd: 09/04/15 13:52 2 pgs
Fees:13.00 Taxes:2405.00
20150904-0090565

G-REF-15-1205

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

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)
Ronald E. Wenzler	Regions Bank dba Regions Mgt	
(NAME)	(NAME)	
1205 Vintage Place	PO Box 2153	**145-05-0-038.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Birmingham, AL 35287-0520	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JOHN E. PRINE AND WIFE, MARY FIONA WHELAN PRINE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RONALD E. WENZLER, AN UNMARRIED MAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being a parcel of land in the 34TH Councilmanic of Davidson County, Tennessee located on the South margin of Vintage Place, Northeast of Tyne Boulevard, and being Lot 22 of the Vintage Place Subdivision, as evidenced in Plat Book 4460, Page 148, in the Register's Office for Davidson County, Tennessee (RODCT), said Lot being shown as Parcel 038.00 on the Davidson County Tax Map 145-05, belonging to Prine as evidenced in Deed Book 10378, Page 976, and being more particularly described as follows:

BEGINNING at a iron pin located on the South margin of Vintage Place, said iron pin being the Northwest corner of Lot 22, and said iron pin being the Northeast corner of Lot 23, with said Lot 23 being shown as Parcel 039.00 on Map 145-05, belonging to Morgan, as evidenced in Deed Book 11620, page 236, (RODCT), thence;

1) With the South Margin of Vintage Place, North 77 degrees 17 minutes 33 seconds East, a distance of 164.37 feet to a concrete monument, said concrete monument being the beginning of a curve to the left, thence;

2) Continuing with said South margin of Vintage Place, and with a curve to the left, (said curve having a radius of 451.54 feet, a chord bearing of North 73 degrees 36 minutes 54 seconds East, a chord length of 56.56 feet, and a Delta Angle of 7 degrees 10 minutes 50 seconds), a curve length of 56.59 feet, to an iron pin, said iron pin being the Northeast corner of Lot 22, and said iron pin being the Northwest corner of Lot 21, said Lot 21 belonging to Sircy, as evidenced in Deed Book 4596, Page 303, (ROWDT), thence;

3) Leaving said margin, and with the line common to Lot 21 and Lot 22, South 19 degrees 57 minutes 49 seconds West, a distance of 420.90' feet to a iron pin, said iron pin being the Southwest corner of Lot 21, and said iron pin being the Southeast corner of Lot 22, and said point being on the North line of Crown Subdivision, First Revision, as evidenced in Instrument 20030919-0139286 , thence;

4) With said North line of said subdivision, North 85 degrees 58 minutes 12 seconds West, a distance of 285.88 feet to an iron pin, with said iron pin being the Southwest corner of Lot 22, and said iron pin being the Southeast corner of said Lot 23, thence;

5) With the East line of Lot 23, North 12 degrees 44 minutes 31 seconds West a distance of 331.57 feet to an iron pin, the BEGINNING, containing 2.0946 acres or 91,240 square feet, more or less, according to a survey by Jesse E. Walker, RLS, PE, dated August 27, 2015.

Being the same property conveyed to John E. Prine and wife, Mary Fiona Whelan Prine by Warranty deed from Paul J. Myer and Carole A. Myer of record in Book 10378, page 976, Register's Office for Davidson County, Tennessee, dated January 31, 1997 and recorded on March 13, 1997.

This conveyance is subject to:

- Taxes for the year 2015 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4460, Page 148, Register's Office for Davidson County, Tennessee.
- Sanitary Sewers and/or Drainage Easement of record in Book 8008, Page 995, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4704, Page 991, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1205 Vintage Place , Nashville, Tennessee 37215**.

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 28th DAY OF AUGUST, 2015.

John E. Prine by Jody Whelan, Attorney in Fact

John E. Prine by Jody Whelan, Attorney in Fact

Mary Fiona Whelan Prine by Jody Whelan, Attorney in Fact

Mary Fiona Whelan Prine by Jody Whelan, Attorney in Fact

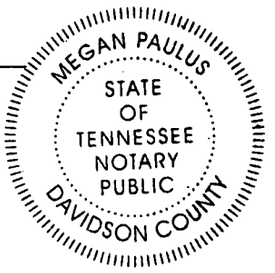
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jody Whelan, 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 JOHN E. PRINE AND MARY FIONA WHELAN PRINE, and who acknowledged he executed the same as the free act and deed of the said JOHN E. PRINE AND MARY FIONA WHELAN PRINE.

Witness my hand and official seal, this the 28th of August, 2015.

Megan Paulus

Notary Public
My Commission Expires: 1-9-16
(SEAL)



RETURN TO:
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Nashville, TN 37212