WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 9-21-19 (AFFIX SEAL)

SHARON S. BOOTH NOTARY PUBLIC AT LARGE MONTGOMERY CO. TENN.

O-EM-15-700-1108

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)
Mark Stubblefield		
(NAME)	(NAME)	**093-05-2B-080.00-CO**
700 Church Street #1108		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203-9603		
(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 **JOSEF C. WENKER, A MARRIED PERSON EMILY M. KUNTZ, A MARRIED PERSON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARK STUBBLEFIELD, 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:

A certain condominium apartment known as Unit No. 1108 of the Horizontal Property Regime of Bennie Dillon, Condominium pursuant to Master Deed of record as Instrument No. 20051215-015617, Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description.

Being the same property conveyed to Josef C. Wenker and Emily M. Wenker by Warranty deed from Joshua R. Stuart, unmarried of record in Instrument No. 20120613-51832 Register's Office for Davidson County, Tennessee, dated May 31, 2012 and recorded on June 13, 2012.

The above referenced property was investment property for Josef C. Wenker and has never been the principal marital residence of Josef C. Wenker and spouse.

The said Emily M. Wenker having since married and is now known as Emily M. Kuntz. Jeffrey Kuntz joins in this conveyance to convey any and all marital interest he may have to said property.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years, a lien not yet due and payable.
- Charter for Bennie Dillon Condominium Association, Inc. of record in Instrument Number 20051215-0150618, in the Register's Office for Davidson County, Tennessee.
- Agreement Respecting Declarant's Rights of record in Instrument Number 20060105-0001870, in the Register's Office for Davidson County, Tennessee.
- Lease Agreement of record in Book 11011, Page 123, Assignment in Book 11011, page 128, Assignment and Assumption Agreement in Book 11477, page 85 and Instrument No. 20050420-0044175, in the Register's Office for Davidson County, Tennessee.
- Restrictions and Ordinances for the Capitol Mall Redevelopment Plan of record in Book 7423, Page 374, Book 8421, page 587, Book 9208, page 613, Book 10512, page 464, Instrument No. 20020626-0076795, Instrument No. 20040414-0041763 and Instrument No. 20050124-0008719, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 1380, Page 174, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument Number 20130726-0077473, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Instrument No. 20120607-0050013, 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: **700 Church Street #1108 , Nashville, Tennessee 37203-9603**.

BILL GARRETT, Davidson County
Trans: T20160004457 DEEDWARR
Recvd: 01/19/16 10:20 2 pgs
Fees: 13.00 Taxes: 888.00

20160119-0004838

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 15th DAY OF JANUARY, 2016.

Josef C. Wenker by Emily M. Kuntz, attorney in fact
Josef C. Wenker by Emily M. Kuntz,
Attorney in Fact

Emily M. Kuntz

Jeffrey Kuntz by Emily M. Kuntz attorney in fact
Jeffrey Kuntz by Emily M. Kuntz,
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, Emily M. Kuntz, 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 JOSEF C. WENKER, and who acknowledged she executed the same as the free act and deed of the said JOSEF C. WENKER.

Witness my hand and official seal, this the 15th of January, 2016.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMILY M. KUNTZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of January, 2016.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Emily M. Kuntz, 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 JEFFREY KUNTZ, and who acknowledged she executed the same as the free act and deed of the said JEFFREY KUNTZ.

Witness my hand and official seal, this the 15th of January, 2016.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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