THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16016335** BILL GARRETT, Davidson County Trans:T20160015505 DEEDWARR Recvd: 02/25/16 10:35 2 pgs Fees:13.00 Taxes:1406.00 20160225-0017958	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $380,000.00. Affiant Subscribed and sworn to before me, this 23rd day of February, 2016. Notary Public My Commission Expires: WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Justin Wenzel and Alison Wenzel 1113 BATTERY LN Nashville TN 37220-1032	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 13112010203

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jay A. Montgomery and Kelly E. Montgomery, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Justin Wenzel and Alison Wenzel, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 8 on the plan of the J. T. Jenkins Home Tract, as of record in Book 547, Page 20, Register's Office for Davidson County, Tennessee, being further described as follows:

Beginning on the Southerly margin of Battery Lane, at the intersection of same at a point in the line between Lots Nos. 8 and 20; thence South 2 degrees 59 minutes West 325.4 feet; thence North 70 degrees 38 minutes West 159.8 feet; thence North 3 degrees 41 minutes East 276.7 feet to the Southerly margin of Battery Lane; thence with the same South 88 degrees 26 minutes East 150 feet to the beginning.

Included but excluded therefrom is that portion of property conveyed to State of Tennessee by deed from Richard Braun recorded as Instrument No. 20111104-0086258, Register's Office for Davidson County, Tennessee, being described as follows:

Beginning at the point of intersection of the existing South margin of Battery Lane and the West boundary of the Aubry B. Harwell, Jr., Trustee, property, said point of intersection being 30.00 feet right of Batter Lane proposed centerline station 90+55.21; thence with said West boundary South 08 degrees 03 minutes 29 seconds West 15.01 feet to a point, said point being 45.00 feet right of Battery Lane proposed centerline station 90+54.80; thence with the proposed South margin of said road North 83 degrees 31 minutes 22 seconds West 150.23 feet to a point, said point being 45.00 feet right of Battery Lane proposed centerline station 89+04.56; thence with the East boundary of the Robin Springs Condominiums property North 09 degrees 11 minutes 02 seconds East 15.02 feet to a point, said point being 30.00 feet right of Battery Lane proposed centerline station 89+05.27; thence with said existing margin Easterly 150 feet more or less to the point of beginning, containing 2251 square feet.

Being the same property conveyed to Jay A. Montgomery and wife, Kelly E. Montgomery by Warranty Deed from Richard Braun, unmarried, recorded on the 9th day of November, 2011 in Instrument No. 20111109-0087516, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of J. T. JENKINS HOME TRACT, as recorded in Plat Book 547, Page(s) 20.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1113 BATTERY LN Nashville TN 37220-1032

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of February, 2016.

Jay A. Montgomery

Kelly E. Montgomery

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jay A. Montgomery and Kelly E. Montgomery, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of February, 2016.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018