WARRANTY DEED

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

R-VRES-17-1739

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

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)
Timothy M. Bartlett and Jamie L. Wenke	**Timothy M. Bartlett and Jamie L. Wenke**	
(NAME) 5312 Tennessee Avenue ~~1739 Dr. D.B. Todd Jr. Boulevard~~	(NAME) 5312 Tennessee Avenue ~~1739 Dr. D.B. Todd Jr. Boulevard~~	**081-11-0-081.00**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS) **Nashville, TN 37208**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BENJAMIN S. TRAVIS AND OLIVIA A. TRAVIS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TIMOTHY M. BARTLETT AND JAMIE L. WENKE, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Southerly part of the Easterly part of Lot 264 and the Northerly part of the Easterly part of Lot 263 on the Map of the Subdivision of Lot No. 5 of the Bosley Lands allotted to J. M. Harding, as of record in Book 38, page 431, Register's Office for said County, also being part of Lot Nos. 4 and 5, on the Plat of Cato's Subdivision of part of Lot Nos. 260 to 264 in J. M. Harding's Addition, as of record in Book 547, page 17, Register's Office for said County, described as follows:

Beginning on the Westerly margin of Dr. D.B. Todd, Jr., Boulevard, formerly 18th Avenue North at the Southeast corner of the property conveyed to Fred W. Newman and wife, by deed from Mollie Feigenbaum et al, of record in Book 1341, page 629, said Register's Office; thence Westwardly 123.2 feet to the Easterly margin of an alley; thence with said alley Southwardly 38.6 feet to the Northwest corner of the property conveyed to Ermine Ladd by deed from Mollie Feigenbaum et al, of record in Book 1639, page 573, said Register's Office; thence with Ladd's Northerly line Eastwardly 128.9 feet to the westerly margin of said Boulevard; thence with said Boulevard Northwardly 39.1 feet to the beginning.

Being the same property conveyed to Benjamin S. Travis and Olivia A. Travis, husband and wife by Warranty Deed from N. T. Clinton and Sue Clinton, husband and wife of record in Instrument No. 20150520-0046534 Register's Office for Davidson County, Tennessee, dated May 15, 2015 and recorded on May 20, 2015.

This conveyance is subject to:
- Taxes for the year 2017.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 17 and Book 38, page 431, 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: **1739 Dr. D.B. Todd Jr. Boulevard, Nashville, Tennessee 37208**.

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.

BILL GARRETT, Davidson County
Trans:T20170021210 DEEDWARR
Recvd: 03/13/17 10:37 2 pgs
Fees:13.00 Taxes:407.00

20170313-0024307

Witness my/our hand(s) this the 8th DAY OF MARCH, 2017.

Benjamin S. Travis

Olivia A. Travis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 8th of March, 2017.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 8th of March, 2017.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

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