THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190119063

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $664,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of February, 2019.

Notary Public
My Commission Expires: _____

RICHARD LOUIS RIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Karen Johnson Davidson County
Batch# 198360 DEEDWARR
02/25/2019 08:50:11 AM 2 pgs
Fees: $13.00 Taxes: $2,456.80
20190225-0016515

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Morgan Stengel 1514 Dallas Avenue Nashville TN 37212	New Owner	Tax Parcel ID No. 117-04-124.00

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, **Krystina S. Lenz and Robert S. Lenz, Jr., wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Morgan Stengel, an unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 7 and the Westerly part of Lot No. 8 on the Map of Victoria Place, as of record in Book 332, Page 10 described as follows:

Beginning on the Northerly margin of Dallas Avenue at the Southwest corner of the property conveyed to William B. Hartupee and wife, by deed from Waiter H. Wright, of record in Book 620, Page 594; thence with said avenue Westwardly 63-1/2 feet to the Easterly margin of an alley; thence with said alley, Northwardly 108 feet, more or less, to the Northerly line of said subdivision; thence with said line, Eastwardly 65 feet 9 inches, more or less, to the Northwest corner of said Hartupee property; thence with the Westerly line of same, Southwardly 116 feet, more or less, to the beginning.

Being the same property conveyed to Krystina S. Lenz and Robert S. Lenz, Jr., wife and husband by Warranty Deed from For Real Properties, LLC, recorded on the 11th day of June, 2013 in Instrument No. 20130611-0059060, 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 2019 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VICTORIA PLACE, as recorded in Plat Book 332, Page(s) 10.

Covenants, Conditions and Restrictions as set forth in Deed of Record recorded in Instrument No. 20120112-0003151.

This is improved property located at 1514 Dallas Avenue Nashville TN 37212

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 21st day of February, 2019.

Krystina S. Lenz

Robert S. Lenz, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Krystina S. Lenz and Robert S. Lenz, Jr., 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 21st day of February, 2019.

Notary Public
My Commission Expires: _____

