THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230745271

Karen Johnson Davidson County
Batch# 1038857 DEEDWARR
08/16/2023 10 21 31 AM 2 pgs
Fees $13 00 Taxes $5,476 00

20230816-0063799

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is· $1,480,000 00

Affiant

Subscribed and sworn to before me, this 15th day of August, 2023.

Notary Public
My Commission Expires

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information.
Tim Behncke and Mary Margaret Behncke 1112A Biltmore Drive Nashville TN 37204	New Owner	Tax Parcel ID No 131 12 0P 001.00

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, **Frederick Henry Michel III and Robin Shanahan Michel, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tim Behncke and Mary Margaret Behncke, 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 Unit A of Biltmore Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for Biltmore Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20121228-0119972, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Biltmore Cottages, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20121228-0119972, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Robin Shanahan Michel and Frederick Henry Michel III, wife and husband, by Warranty Deed from Mary Niles Parsons, unmarried, of record in Instrument No. 20170322-0027880, in the Register's Office of Davidson County, Tennessee, dated March 16, 2017 and recorded on March 22, 2017.

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.

Taxes for the year 2023 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 Battery Park, as recorded in Plat Book 1130, Page(s) 103.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20121228-0119972.

This is improved property located at 1112A Biltmore Drive Nashville TN 37204

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 15th day of August, 2023

Frederick Henry Michel III

Robin Shanahan Michel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Frederick Henry Michel III and Robin Shanahan Michel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 15th day of August, 2023

Notary Public
My Commission Expires: _____

