WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF July, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-6-14
(AFFIX SEAL)

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

R-SR-12-03000

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Venture Family Revocable Trust	PNC Bank	
3000 Hillsboro Pike, #124	(NAME) P.O. Box 8800	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Dayton, OH 45401-8800	117-03A-124.00CO
(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 KRISTIN KUHNERT, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto VENTURE FAMILY REVOCABLE TRUST, 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:

BEING A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 124 ON THE PLAN OF VERSAILLES APARTMENTS, CONDOMINIUM APARTMENTS, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ. AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED FOR VERSAILLES TOWNHOMES HOMEOWNERS' ASSOCIATION OF RECORD IN BOOK 5168, PAGE 944, AND AS AMENDED IN BOOK 7770, PAGE 955, AND IN BOOK 8434, PAGE 719, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, OF RECORD IN BOOK 5168, PAGE 961, AND AS AMENDED IN BOOK 5589, PAGE 367, IN THE BOOK 5659, PAGE 641, AND RE-RECORDED IN BOOK 5667, PAGE 375, SAID REGISTER'S OFFICE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAN OF VERSAILLES APARTMENTS, CONDOMINIUM APARTMENTS, OF RECORD IN PLAT BOOK 5050, PAGE 80, AND SURVEYOR'S CERTIFICATE OF CORRECTION IN BOOK 5171, PAGE 153, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.BEING THE SAME PROPERTY CONVEYED TO MARTHA R. MCGOWAN BY DEED FROM ERVIN M. ENTREKIN, TRUSTEE OF RECORD IN BOOK 5231, PAGE 723, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 8, 1977.

BEING THE SAME PROPERTY CONVEYED TO MARTHA R. PATE AND HUSBAND, JOHN EDWARD PATE BY QUITCLAIM DEED TO CREATE AN ESTATE BY THE ENTIRETY FROM MARTHA R. MCGOWAN PATE AND MARTHA J. BROWN, TRUSTEE OF RECORD IN BOOK 8156, PAGE 65, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 18, 1990. THE SAID JOHN EDWARD PATE AND MARTHA R. PATE BOTH HAVING SINCE DIED WITH JOHN EDWARD PATE HAVING PREDECEASED MARTHA R. PATE LEAVING MARTHA R. PATE AS SURVIVING TENANT BY THE ENTIRETY, AND UNDER THE LAST WILL AND TESTAMENT OF MARTHA RICHARDSON PATE IN PROBATE #07P-1751 IN DAVIDSON COUNTY, TENNESSE, KRISTIN MARY MCGOWN KUHNERT WAS NAMED AS EXECUTOR WITH THE POWER TO CONVEY SAID PROPERTY. BEING THE SAME PROPERTY CONVEYED TO KRISTIN KUHNERT BY DEED FROM KRISTIN KUHNERT, EXECUTOR OF THE ESTATE OF MARTHA R. PATE, DECEASED OF RECORD IN INSTRUMENT NO. 20080625-0065596, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 5050, PAGE 80; BOOK 5169, PAGE 944, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AMENDMENT TO BY-LAWS RECORDED IN BOOK 5639, PAGE 641, AMENDMENT TO BY-LAWS RECORDED IN BOOK 5589, PAGE 367, AMENDMENT TO MASTER DEED AND BY-LAWS RECORDED IN BOOK 7770, PAGE 955 AND AMENDMENT TO MASTER DEED AND BY-LAWS RECORDED IN BOOK 8434, PAGE 719; BOOK 5179, PAGE 858, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

Davidson County DEEDWARR
Recvd: 07/13/12 14:48 2 pgs
Fees:13.00 Taxes:543.90
20120713-0061870

unimproved ( )
This is improved (X) property, known as 3000 Hillsboro Pike #124, Nashville, Tennessee 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 3rd day of July, 2012.

Kristin Kuhnert

Kristin Kuhnert

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kristin Kuhnert, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of July, 2012.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY