BILL GARRETT, Davidson County
Trans:T20150035092 DEEDWARR
Recvd: 05/06/15 15:09 3 pgs
Fees:18.00 Taxes:1369.00
20150506-0041532

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $370,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of April, 2015.

Notary Public

My commission expires: 7-2-2018

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
OMBS, L.L.C.	New Owner	
1455 W. Lakeshore Drive		10514017700
Clermont, FL 34711		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **REGINALD B. SCHLEIDER, A MARRIED MAN* AND CHAD STEPHENS, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **OMBS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Northerly 10 feet of Lot No. 10 and the south 42 feet of Lot 9 and the west 50 feet of the north 28 feet of Lot 9 on the Map of Joseph Knowles Subdivision of Block "D" of C.D. Elliott's Plan of Lots of record in Plat Book 332, Page 48, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the west margin of Royal Street (now known as Knowles Avenue), 60 feet north of the north margin of Woods Avenue (now known as Hillview Place); thence westerly parallel to the north margin of Woods Avenue (now known as Hillview Place) 200 feet to an alley; thence with the margin of said alley, northerly 80 feet to a point at the corner of Lots 8 and 9; thence with the margin of said lots, easterly 50 feet to a point; thence southerly 28 feet to a point; thence easterly 150 feet to the west margin of Royal Street (now known as Knowles Avenue); thence with the margin of same, southerly 52 feet to the point of beginning.

Being the same property conveyed to Mladen Jerkovic, unmarried by Warranty deed from Karin Kelley, an unmarried woman of record in Instrument No. 20110310-0019102 Register's Office for Davidson County, Tennessee, dated January 28, 2011 and recorded on March 10, 2011.

Being the same property conveyed to Mladen Jerkovic by Quitclaim deed from William Cornelius Knox and wife Jetaun Knox of record in Instrument No. 20130923-0099646 Register's Office for Davidson County, Tennessee, dated September 23, 2013 and recorded on September 23, 2013.

Being the same property conveyed to Reginald B. Schleider, a married man by Warranty deed from Mladen Jerkovic, unmarried of record in Instrument No. 20140818-0074889 Register's Office for Davidson County, Tennessee, dated August 13, 2014 and recorded on August 18, 2014.

Being the same property conveyed to Reginald B. Schleider and Chad Stephens by Quitclaim deed from Reginald B. Schleider, a married man of record in Instrument No. 20150319-0023535 Register's Office for Davidson County, Tennessee, dated September 15, 2014 and recorded on March 19, 2015.

** Neither Grantor(s), nor Grantor's spouse ever resided in the above-described real property.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2309 Knowles Avenue, Nashville, TN 37204.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of April, 2015.

See Attached Page
Reginald B. Schleider

Chad Stephens

STATE OF _____
COUNTY OF _____

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

Witness my hand and seal this 30th day of April, 2015.

_____
Notary Public

My Commission Expires:

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and seal this 30th day of April, 2015.



My Commission Expires:

Notary Public

Being the same property conveyed to Reginald B. Schleider and Chad Stephens by Quitclaim deed from Reginald B. Schleider, a married man of record in Instrument No. 20150319-0023535 Register's Office for Davidson County, Tennessee, dated September 15, 2014 and recorded on March 19, 2015.

** Neither Grantor(s), nor Grantor's spouse ever resided in the above-described real property.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2309 Knowles Avenue, Nashville, TN 37204.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of April, 2015.

Reginald B. Schleider
Reginald B. Schleider

Chad Stephens

STATE OF Missouri
COUNTY OF Boone

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

Witness my hand and seal this 30th day of April, 2015.

JOHN F. KADLEC
Notary Public-Notary Seal
State of Missouri, Boone County
Commission # 12451044
My Commission Expires May 21, 2016

Notary Public

My Commission Expires: May 21, 2016

STATE OF MO
COUNTY OF Boone

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

Witness my hand and seal this 30th day of April, 2015.