Warranty Deed

Davidson County DEEDWARR Recvd: 07/18/16 17:08 3 pgs Fees:18.00 Taxes:2663.63 **20160718-0073814**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $719,900.00. Affiant Subscribed and sworn to before me, this the 14th day of July, 2016. Notary Public My commission expires: 7/6/18

PAUL F. SOBER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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:
Paul Vernich Leigh Wilhite Vernich	new owner	
2309A Knowles Avenue		105140K00100CO
Nashville, TN 37204		

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, **OMBS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAUL VERNICH AND LEIGH WILHITE VERNICH, HUSBAND AND WIFE**, 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 situated in Davidson County, Tennessee being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 2309 Knowles Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150528-0048900, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the 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 a portion of the 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 a portion of the 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.

Being a portion of the property conveyed to OMBS, L.L.C., a Florida Limited Liability Company by Warranty deed from Reginald B. Schleider, a married man and Chad Stephens, an unmarried man of record in Instrument No. 20150506-0041532

Register's Office for Davidson County, Tennessee, dated April 30, 2015 and recorded on May 06, 2015.

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 2309A 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 14th day of July, 2016.

OMBS, L.L.C., a Florida Limited Liability Company

By: _____
Name: Ryan N. Stringfellow
Title: Authorized Representative

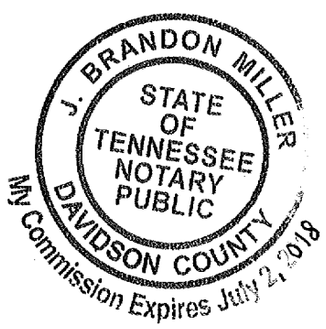
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ryan N. Stringfellow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be an Authorized Representative of OMBS, L.L.C, a Florida Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 14th day of July, 2016.

_____
Notary Public

My Commission Expires: 7-2-2018



True Copy Certification

I, Paul F. Soper, 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 TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/6/17
Notary' Seal (if on paper)

