STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,500.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF July, 2016.

Notary Public

MY COMMISSION EXPIRES: 6/24/17

(AFFIX SEAL)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/26/16 09:30 3 pgs
Fees:18.00 Taxes:416.25
20160726-0076644

RB16-1004

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
Jake W. Ohlmann	Republic Bank & Trust Company	
1004 1St Avenue North	(NAME) 200 S. 7th St. Suite 110	
(ADDRESS) Nashville, TN 37201-1035	(ADDRESS) Louisville, KY 40202	082-14-0A-052.00-CO
(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, we KENNETH W. OHLMANN AND PATRICE C. OHLMANN, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAKE W. OHLMANN, UNMARRIED, 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1004, as specified on the Plat shown in the Master Deed on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-10 I, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record under Instrument Number 20051221-0153160, as amended in Instrument Number 20051228-0155671, and Second Amendment in Instrument No. 20060518-0058640, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, in 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 Riverfront Condominiums for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument Number 20051221-0153160, as amended in Instrument No. 20051228-0155671, and Second Amendment in Instrument Number 20060518-0058640, in said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Kenneth W. Ohlmann and Patrice C. Ohlmann, husband and wife by Special deed from Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America of record in Instrument No. 20110826-0066261 Register's Office for Davidson County, Tennessee, dated August 24, 2011 and recorded on August 26, 2011.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument Number 20051221-0153160, First Amendment Master Deed recorded as Instrument No. 20051228-0155671, Second Amendment Master Deed recorded as Instrument No. 20060518-0058640 and Instrument No. 20150402-0029055, Instrument Number 20090109-0002382, Instrument Number 20051216-0151344, Instrument Number 20061229-0161139, Book 7228, page 400, Book 2303, page 437, Book 2098, page 166, Book 55, page 468, Book 2199, page 537, Book 11112, page 881, Book 11233, page 522, Instrument Number 20160301-0019392, Instrument Number 20101020-0083954, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1004 1St Avenue North , Nashville, Tennessee 37201-1035
(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 22ND day of July, 2016.

Kenneth W. Ohlmann

Patrice C. Ohlmann

STATE OF Kentucky
COUNTY OF Jefferson

On this the 22ND day of July, 2016, before me personally appeared Kenneth W. Ohlmann and Patrice C. Ohlmann, husband and wife to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22ND day of July, 2016.

Notary Public

My Commission Expires: 06-12-2020

(SEAL)

OFFICIAL SEAL
PHILLIP G PEERCY
NOTARY PUBLIC - KENTUCKY
STATE AT LARGE
My Comm Expires 06-12-2020

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Jamie Ivey, 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: 03/03/2019

CASSIE LOVVORN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY