RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

JAMES A. WAECHTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $733,000.00

Wanda Hiett
Affiant

Subscribed and sworn to before me, this 17th day of July, 2017

Notary Public

MY COMMISSION EXPIRES: 6-6-20
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20170061173 DEEDWARR
Recvd: 07/18/17 09:59 2 pgs
Fees: 13.00 Taxes: 2719.50
20170718-0072047

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Daniel Charles Ahlert 3801 Nebraska Ave. Nashville, TN 37209	OWNER	104-01-0U001.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Howard Katzenstein and wife, Terri Katzenstein**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Daniel Charles Ahlert and Patricia A. Ahlert, husband and wife,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit "A", The Townhomes at Nebraska and 38th, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants Conditions and Restrictions for Homes at The Townhomes at Nebraska and 38th, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140731-0068200, 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 The Townhomes at Nebraska and 38th, a Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20140731-0068200, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Howard Katzenstein and wife, Terri Katzenstein by Warranty deed from Open Doors Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20150427-0037382 Register's Office for Davidson County, Tennessee, dated April 24, 2015 and recorded on April 27, 2015.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 3801 Nebraska Ave., Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 17th day of July, 2017.

Howard Katzenstein by Marilyn Rubin as Attorney-in-Fact
Howard Katzenstein by Marilyn Rubin as Attorney-in-Fact

Terri Katzenstein by Marilyn Rubin as Attorney-in-Fact
Terri Katzenstein by Marilyn Rubin as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Davidson County, appeared Marilyn Rubin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-In-Fact for Howard Katzenstein, the within named bargainor, and that she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Howard Katzenstein, the bargainor, by the said Marilyn Rubin, as Attorney in Fact.

Witness my hand and official seal at office at Nashville, Tennessee on this the 17th day of July, 2017.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 5/6/2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Davidson County, appeared Marilyn Rubin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-In-Fact for Terri Katzenstein, the within named bargainor, and that she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Terri Katzenstein, the bargainor, by the said Marilyn Rubin, as Attorney in Fact.

Witness my hand and official seal at office at Nashville, Tennessee on this the 17th day of July, 2017.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 5/6/2019