STATE OF Tennessee
COUNTY OF ~~Sumner~~ DAVIDSON
CMC

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of October, 2018.

Notary Public
MY COMMISSION EXPIRES:
File No. 18-3459

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

Karen Y Johnson Davidson County
Batch# 149606 **DEEDWARR**
10/05/2018 02:59:14 PM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20181005-0099287

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
David A. Jaap (NAME)	WILSON BANK & TRUST (NAME)	93 11 C 41 CO
8 Middleton St. (STREET ADDRESS)	623 W MAIN STREET (STREET ADDRESS)	
Nashville, TN 37210 (CITY) (STATE) (ZIP)	LEBANON, TN 37087 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Russell Cohee and Melinda Barker, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David A. Jaap, unmarried**, HEREINAFTER CALLED THE GRANTEES, 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 Unit No. 41 on the Plan of Rutledge House Condominiums, of record in Book 6200, Page 318, amended in Book 11700, Page 26, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Russell Cohee and Melinda Barker, husband and wife by Deed dated October 31, 2005 from Terry Rose, recorded November 2, 2005, in Instrument Number 20051102-0132860, in the Official Records of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Charter of Homeowner's Association of record in Book 11687, page 735, Register's Office for Davidson County, Tennessee.

2. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Rutledge House Condominiums and recorded in Book 11687, page 739, Register's Office for Davidson County, Tennessee.

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3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6200, page 318, revised in Plat Book 11700, Page 26, Register's Office for Davidson County, Tennessee.

4. Deed of Conveyance to Metro Government as recorded in Book 6974, page 969, Register's Office for Davidson County, Tennessee.

5. Sanitary Sewer / Storm Drainage Easement as recorded in Book 6807, page 851, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

This is improved property, known as 14 Middleton Street, Nashville, TN 37210.

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. Whenever 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 October, 2018.

Russell Cohee

Melinda Barker

STATE OF CA
COUNTY OF Los Angeles.

On this 3rd day of October, 2018, before me personally appeared Russell Cohee and Melinda Barker, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 3rd day of October, 2018.

Notary Signature
My commission expires: 3/28/20

ASHVANI KUMAR SOOD
Comm. #2144754
Notary Public - California
Los Angeles County
Comm. Expires Mar 28, 2020

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066