Karen Johnson Davidson County
Batch# 317552 DEEDWARR
11/19/2019 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20191119-0119538

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 191023102

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $300,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of November, 2019.

Notary Public

My Commission Expires: 05-09-23

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mark Bennett and Shannon Bennett 1068 1st Avenue North Nashville TN 37201	New Owner	Tax Parcel ID No. 082 14 0A 017.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kenneth W. Ohlmann and Patrice C. Ohlmann, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark Bennett and Shannon Bennett, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 1068, together with the appurtenant interest in the common elements of Riverfront Condominiums, a horizontal property regime established by Master Deed, of record as Instrument No. 20051221-0153160, and amended as Instrument Nos. 20051228-0155671, 20060518-0058640, 20090109-0002382, 20101129-0094655, and 20150402-0029055, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Exhibit Map attached as Sheet 6 of Exhibit "E" to the aforementioned Master Deed.

Being all of the same property conveyed to Kenneth W. Ohlmann and Patrice C. Ohlmann, by Special Warranty Deed from Citibank, N.A. as Trustee for the Certificateholders of Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates Series 2007-3, organized and existing under the laws of the United States of America, of record in Instrument No. 20120403-0028284 in the Register's Office of Davidson County, Tennessee, dated March 26, 2012 and recorded on April 03, 2012.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the

Master Deed establishing RIVERFRONT CONDOMINIUMS of record in Instrument No. 20051221-0153160 , as amended by instrument(s) of record in Instrument Nos. 20051228-0155671, 20060518-0058640 and 20150402-0029055 and Appointment of Substitute Trustee in Instrument No. 20101129-0094655; also subject to easements, rights and interests 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. Easement for Storm Sewers and/or Sanitary Sewers, recorded in Book 7228, Page 400 and Book 11112, Page 881.

Easement for Flowage, recorded in Book 2199, Page 537 and Book 2303, Page 437.

Easement recorded in Book 55, Page 468 and Book 2098, Page 166.

Easement for Right of Way, recorded in Instrument No. 20160301-0019392.

This is improved property located at 1068 1st Avenue North Nashville TN 37201

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of November, 2019.

Kenneth W. Ohlmann

Patrice C. Ohlmann

STATE OF Kentucky)

COUNTY OF Jefferson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kenneth W. Ohlmann and Patrice C. Ohlmann, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of November, 2019.

Notary Public

My Commission Expires: 12/21/2022

True Copy Certification

I, Margaret Philpott, 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, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public

My Commission Expires: 05-09-23