Karen Johnson Davidson County
Batch# 363134 DEEDWARR
02/26/2020 08:57:03 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20200226-0021235

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 200124645**	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 20th day of February, 2020. Notary Public My Commission Expires: 6/19/2023

RHONDA M. HANNAH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 6-19-2023

WARRANTY DEED

Address New Owner: Neal Morse 816 1st Avenue North Nashville TN 37201	Send Tax Bills To: 329 Martin Ln New Owner Cottontown, TN 37048	Tax Information: Tax Parcel ID No. 082-14-0A-036.00

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 Ohlmann, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Neal Morse,** _____, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Unit 816, RIVERFRONT CONDOMINIUMS, as established under Master Deed of record in Instrument No. 20051221-0153160, as amended in Instrument Nos. 20051228-0155671, 20060518-0058640 and 20150402-0029055, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Mark R. Robertson and Katie B. Robertson, husband and wife, by Warranty Deed from Riverfront Condominiums Partnership, a Tennessee general partnership, of record in Instrument No. 20061219-0156247, in the Register's Office of Davidson County, Tennessee, dated December 15, 2006, and recorded on December 19, 2006.

Being the same property conveyed to Federal National Mortgage Association by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, of record in Instrument No. 20110321-0021744, in the Register's Office of Davidson County, Tennessee, dated March 16, 2011, and recorded on March 21, 2011.

Being the same property conveyed to Kenneth W. Ohlmann and Patrice Ohlmann, husband and wife, by Special Warranty 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. 20110823-0065192, in the Register's Office of Davidson County, Tennessee, dated July 27, 2011, and recorded on August 23, 2011.

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.

This is improved property located at 816 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 20 day of February, 2020.

Kenneth W Ohlmann
Kenneth W. Ohlmann

Patrice Ohlmann

STATE OF Ky)
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 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 20 day of February, 2020.

Cathy Jo Landrum
Notary Public

My Commission Expires: 6/4/2020