WARRANTY DEED

Karen Johnson Davidson County
Batch# 469812 DEEDWARR
09/03/2020 02:11:13 PM 2 pgs
Fees: $13.00 Taxes: $1,285.75

20200903-0100839

JM-SB-KWGH-20-3319

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $347,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 17, 2021

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael William Ohmes and Angelique Ohmes	**F&M Bank**	
(NAME)	(NAME)	**117-07-0K-010.00-CO**
3319 Golf Club Ln	**PO Box 451**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Clarksville, TN 37041**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **JENNIFER A. TRAVIS, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL WILLIAM OHMES AND ANGELIQUE OHMES, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 3319 of Golf Club Place Condominiums (Hillsboro Pike and Golf Club Lane) Which is recorded in Plat Book 9700, Page 293, and as Described in Master Deed as of Record in Book 10283, Page 431, amended in Instrument No. 20040616-0071447, Instrument No. 20050105-0001979 and Instrument No. 20050330-0034571, Register's Office for Davidson County, Tennessee, to which recorded reference is hereby made for a more particular description thereof and of the conveyance hereby made and together with all fixtures, appliances, wall-coverings, carpets and floor coverings and/or other improvements therein and with undivided interest in the general and limited common elements appurtenant thereto.

Being the same property conveyed to Jennifer A. Travis, single woman by Warranty deed from Ramin M. Olson, unmarried of record in Instrument No. 20180905-0087620 Register's Office for Davidson County, Tennessee, dated August 31, 2018 and recorded on September 05, 2018.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 9700, Page 293, Register's Office for Davidson County, Tennessee.
- Master Deed and By-Laws establishing a Horizontal Property Regime of Golf Club Place Condominiums, of record in Book 10283, Page 431 as amended at Instrument No. 20040616-0071447 and at Instrument No. 20050105-0001979 and Instrument No. 20050330-0034571, Register's Office for Davidson County, Tennessee.
- Charter of Golf Club Place Condominium Homeowner's Association of record in Book 10297, Page 21, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 9643, Page 877, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of the water and sewer lines of record in Book 10131, Page 838, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3319 Golf Club Ln, Nashville, Tennessee 37215**.

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 the 31st DAY OF AUGUST, 2020.

Jennifer A. Travis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER A. TRAVIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of August, 2020.

Notary Public
My Commission Expires: 1-3-2022
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212