WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of August, 2013.

Notary Public

MY COMMISSION EXPIRES: 01/09/2016
(AFFIX SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

File #13073401

BILL GARRETT, Davidson County
Trans: T20130071774 DEEDWARR
Recvd: 08/20/13 10:42 3 pgs
Fees: 18.00 Taxes: 895.40

20130820-0087574

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arthur Owen Lindaman III and Judith Lindaman	NEW OWNER	082-13-0-G-410.00
(NAME)	(NAME)	
303 Criddle Street, Apt. 410		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I/WE, **Randy Rudlaff, Married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Arthur Owen Lindaman III and Judith Lindaman,** 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:

husband and wife,

~~Being Lot No. 410, on the plan of Plan of Harrison Square Condominiums Phase II, a Horizontal Property Regime, as the same appears of record in Master Deed of record in Instrument No. 20060823-010394 and amended in Instrument No. 20071025-0126183, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.~~

SEE ATTACHED LEGAL

Being the same property conveyed to Randy Rudlaff, a single man, by deed from Craighead Patten Properties II, a Tennessee General Partnership, dated 10/08/2010, of record in Instrument No. 20101011-0081191, said Register's Office. The said Randy Rudlaff having since married.

****Angeline Rudlaff, spouse of Grantor, joins in the execution of this Instrument for the purpose of conveying her marital interest, if an y, in subject property.****

This conveyance is subject to: Taxes for the year 2013, a lien, not yet due or payable.; Any and all matters as set forth in the Master Deed of record in Instrument No. 20060823-0103941 and amended in Instrument No. 20071025-0126183, said Register's Office.; Sanitary Sewer Easement as of record in Instrument No. 20060822-0103433 and Instrument No. 20060822-0103456, said Register's Office.; Stormwater Detention Agreement as of record in Instrument No. 20060518-0058543 and Instrument No. 20060518-0058549, said Register's Office.; Charter of Homeowners Association as of record in Instrument No. 20060823-0103940, said Register's Office.; Notice of Completion dated 10/11/2010 as of record in Instrument No. 20101011-0081190, said Register's Office.; Declaration of Covenants, Master Deed and By-Laws as of record in Instrument No. 20060823-0103941, 20071025-0126183, 20080104-0001138, 20090127-0006865, said Register's Office.; ; ; ; ; .

unimproved ☐
This is improved ☒ property, known as 303 Criddle St Apt 410, Nashville,TN,37219
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 2nd day of August, 2013.

Randy Rudlaff

Angeline Rudlaff

STATE OF TEXAS
COUNTY OF Harris, Harris County

Before me, the undersigned Notary Public, personally appeared Randy Rudlaff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 2nd day of August, 2013.

Commission expires: June 01, 2015

Notary Public

ANNE ANNIS
Notary Public, State of Texas
My Commission Expires
June 01, 2015.

STATE OF TEXAS
COUNTY OF Harris, Harris County

Before me, the undersigned Notary Public, personally appeared Angeline Rudlaff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 2nd day of August, 2013.

Commission expires: June 01, 2015

Notary Public

ANNE ANNIS
Notary Public, State of Texas
My Commission Expires
June 01, 2015.

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130

LEGAL DESCRIPTION

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 410, as specified on the Plat shown on the First Amendment to the Master Deed, on the Plan of Harrison Square Condominium, Phase II, a Horizontal Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed and By-Laws for Harrison Square Condominiums, of record in Instrument No. 20060823-0103941 and amended in Instrument No. 20071025-0126183 and in Instrument No. 20080104-0001138 and in Instrument No. 20090127-0006865, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Harrison Square Condominiums, Phase II, for placement of Units, as shown on Exhibit "A" to the First Amendment to the Master Deed of record in Instrument No. 20071025-0126183, said Register's Office, for a more complete identification and description of such Unit.