Karen Johnson Davidson County
Batch# 538677 DEEDWARR
12/21/2020 09:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20201221-0150876

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of December, 2020.

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G20-11054

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Aulick Burke Rucker (NAME)	DAS Acquisition Co, LLC (NAME)	082-13-0G-204.00-C
301 Criddle Street, 204 (STREET ADDRESS)	12140 Woodcrest Executive Drive, Ste 150 (STREET ADDRESS)	
Nashville, TN 37219 (CITY) (STATE) (ZIP)	St. Louis, MO 63141 (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, **Ann Baud, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Aulick Burke Rucker, an unmarried man,** 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:

Being a certain Condominium Apartment in Davidson County. Tennessee, being Unit No. 204, as specified in the Plat shown in the Master Dead, on the Plan of Harrison Square Condominiums, Phase II, 3 Horizontal Property 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, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Registers 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.

Being the same property conveyed to Ann Baud, an unmarried person by Deed dated October 17, 2017, recorded October 24, 2017, in Instrument Number 20171024-0109058, in the Register's Office 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. Master Deed and Amendments of record in Instrument 200608230103841; 200710250126183; 200801040001138 and 200901270006865, Register's Office for said County.

2. Stormwater Detention Agreement of record in Instrument 200605180058543, Register's Office for said County.
3. Easement for Storm Drainage of record in Instrument 20060518-0058549, Register's Office for said County.
4. Charter for Homeowners Association of record in Instrument 200608230103940, Register's Office for said County.
5. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
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This is improved property, known as 301 Criddle St, #204, Nashville, TN 37219.

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 18th day of December, 2020.

Ann Baud

Ann Baud

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of December, 2020, before me personally appeared Ann Baud, 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's (or persons') free act and deed.

Witness my hand, at office, this 18th day of December, 2020.

TODD SHOLAR
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

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

True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY