Karen Johnson Davidson County
Batch# 547773 DEEDWARR
01/06/2021 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,287.60
20210106-0002180

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2014813

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $348,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2020.

NOTARY PUBLIC

My commission expires: 1-24-22

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Sullivan and Rebecca Nicole Sullivan 566 Crestfall Dr Washington MO 63090	DAS Acquistion 12140 Woodcrest Exec #150 St. Louis MO 63141	071-14-0K-006.00 CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Forty Eight Thousand and 00/100 Dollars ($348,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **1111 BAPTIST WORLD CTR DRIVE #10, LLC A SERIES LIMITED LIABILITY COMPANY OF SERVICE BNA, LLC A TENNESSEE SERIES LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **MARK SULLIVAN AND REBECCA NICOLE SULLIVAN, HUSBAND AND WIFE**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land situated in Davidson County, Tennessee, being Unit 10, as established in Declaration of Covenants, Conditions and Restrictions for Homes at [redacted] 1109 Baptist World Center, a Horizontal Property Regime with Private elements of record in Instrument No. 20170316-0025720, as amended in Instrument No. 20180312-0023306, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to 1111 Baptist World Ctr Drive #10, LLC from Bilt, LLC, a Tennessee limited liability company, by Warranty Deed dated 08/13/2018 and recorded 08/15/2018 in Instrument No. 20180815-0080870, Register's Office of said County.

The address of the herein described property is believed to be 1111 Baptist World Center

Drive #10, Nashville, TN 37207, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 30th day of December, 2020.

1111 BAPTIST WORLD CTR DRIVE #10, LLC A SERIES LIMITED LIABILITY COMPANY OF SERVICE BNA, LLC A TENNESSEE SERIES LIMITED LIABILITY COMPANY

BY: GREGORY CHASE WILKINSON
ITS: MEMBER

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public, of said County and State, Gregory Chase Wilkinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of the 1111 Baptist World Ctr Drive #10, LLC a series limited liability company of Service BNA, LLC a Tennessee series limited liability company the within named bargainor and that he as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of the Company by himself as, Member.

WITNESS my hand and seal, this the 30th day of December, 2020.

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 08-27-2022

Notary Public
My commission expires: _____

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