THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36396-06-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,220,000.00. Affiant Subscribed and sworn to before me this 29th day of July, 2021. Notary Public My Commission Expires:

EILEEN K. HOPKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: David A. Bauman, Elisa M. Bauman 900 20th Avenue South, #1401 Nashville, TN 37212	**Send Tax Bills To:** New owners 5924 Mossrock Dr. Rockville, MD 20852	**Tax Information:** Map and Parcel No.: 092160E15100CO

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, **Michael Falcon and Susan Falcon, husband and wife**, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **David Bauman and Elisa Bauman, married** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 900 20th Avenue South, #1401, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themself, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 689703 DEEDWARR
08/04/2021 09:59:05 AM 3 pgs
Fees: $18.00 Taxes: $4,514.00

20210804-0104638

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of July, 2021.

Michael Falcon by George E. Mudter, Jr. his Attorney in Fact

Michael Falcon by George E. Mudter, Jr. his
Attorney in Fact

Susan Falcon by George E. Mudter, Jr. her Attorney in Fact

Susan Falcon by George E. Mudter, Jr., her
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George E. Mudter, Jr., with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Michael Falcon, and he is authorized by Michael Falcon to execute this instrument on his behalf.

Witness my hand and seal, at office, this 29th day of July, 2021.

Notary Public

My Commission Expires:
10-2-23

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George E. Mudter, Jr., with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Susan Falcon, and he is authorized by Susan Falcon to execute this instrument on his behalf.

Witness my hand and seal, at office, this 29th day of July, 2021.

Notary Public

My Commission Expires:

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1401, together with the appurtenant interest in the common elements of The Adelicia, a condominium, a horizontal property regime established by Master Deed of record in Instrument No. 20060222-0020964, amended and restated in Instrument No. 20071212-0143307, and amended in Instrument No. 20090818-0077786, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Included in this conveyance is the conveyance of all rights, title and interest in the Parking Spaces designated as No. 182 and No. 183 along with the Storage Unit designated as Storage Space No. 79.

Being the same property conveyed to Michael Falcon and Susan Falcon, husband and wife, by deed dated February 28, 2019 from Sina Ahour, unmarried of record in Instrument No. 20190301-0018662, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2021 City/County Taxes, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Adelicia, a condominium, of record in Instrument No. 20060222-0020964, amended and restated in Instrument No. 20071212-0143307, and amended in Instrument No. 20090818-0077786, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 1, page 81, Chancery Court for Nashville.
5. All matters appearing on the Plan of record as Instrument No. 20080529-0054570, Register's Office for Davidson County, Tennessee.
6. Conservation easement of record in Instrument No. 20071207-0141926, Register's Office for Davidson County, Tennessee.
7. Boundary Line Agreement of record in Book 9412, page 677, Register's Office for Davidson County, Tennessee.
8. Rights of others in and to the use of the common areas/elements.
9. Storm water detention agreement of record in Instrument No. 20050802-0090098, Register's Office for Davidson County, Tennessee.