Karen Johnson Davidson County
Batch# 817967 DEEDWARR
03/09/2022 09:17:08 AM 2 pgs
Fees: $13.00 Taxes: $1,498.50
20220309-0026754

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-1011

RACHEL GIVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 3rd day of March, 2022

Notary Public

Commission Expires: July 9, 2022

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sheila Counts 214 Brattlesboro Place Nashville, TN 37204	New Owner	132-09-0B-210.00-CO

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Robert Daniel Rucker and wife, Amy Owens Rucker

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sheila Counts

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:

Land in Davidson County, Tennessee being Unit No. 210, together with the appurtenant interest in the common elements of Brattlesboro Place, a horizontal property regime, as established by the Master Deed and Bylaws in Book 6313, page 496, 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 and being located upon Lot No. 3 on the Plan of Brattlesboro Place, of record in Book 6050, Page 79, Register's office for Davidson County, Tennessee.

Being the same property conveyed to Robert Daniel Rucker and wife, Amy Owens Rucker, by Warranty Deed from Emma L. Alley, a single woman, of record in Instrument No. 20041025-0128003 Register's Office for Davidson County, Tennessee, dated October 12, 2004 and recorded on October 25, 2004.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 214 Brattlesboro Place, Nashville, TN 37204

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 so 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.

Dated this the 3rd day of March, 2022.

Robert Daniel Rucker

Amy Owens Rucker

Amy Owens Rucker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3rd day of March, 2022, before me personally appeared Robert Daniel Rucker and Amy Owens Rucker, 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 3rd day of March, 2022.

Notary Signature
My commission expires:

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-12-2023