BILL CARRETT, Davidson County
Trans:T20090059964 DEEDWARR
Recvd: 09/01/09 15:54 2 pgs
Fees:13.00 Taxes:266.40

20090901-0082139

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF August, 2009.

Notary Public

ADAM LAFEVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES: 9/3/12

(AFFIX SEAL)

WARRANTY DEED

R-KS-09-0007

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward O'Neill Jr.	Edward O'Neill Jr.	
7 Sycamore Court	(NAME) 7 Sycamore Court	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	162-16-A-44.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TIPTON RANDALL BROWN, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EDWARD O'NEILL JR., hereinafter called the Grantee(s), their heirs and assigns, that 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. 7, BUILDING 9, ON THE PLAN OF ADDITION TO SECTION ONE, PHASE ONE, HICKORY HOLLOW CONDOMINIUMS FKA MILL CREEK CLUB CONDOMINIUM TOWNHOUSES AS OF RECORD IN BOOK 5050, PAGE 103, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF HICKORY HOLLOW CONDOMINIUMS FKA MILL CREEK CONDOMINIUM TOWNHOUSES, PHASE ONE, SECTION ONE, A HORIZONTAL PROPERTY REGIME AS SET FORTH IN THE MASTER DEED AND BY-LAWS ESTABLISHING A HORIZONTAL PROPERTY REGIME IN BOOK 4887, PAGE 961, AS AMENDED IN BOOK 5000, PAGE 607, AS AMENDED IN BOOK 5101, PAGE 809, AS AMENDED IN BOOK 10468, PAGE 653, AND AS AMENDED IN INSTRUMENT NOS. 20040805-0094013 AND 20050810-0094534, SAID REGISTER OFFICE.

THE ABOVE-DESCRIBED PROPERTY HAS NEVER BEEN THE MARITAL RESIDENCE OF THE GRANTOR HEREIN.

BEING THE SAME PROPERTY CONVEYED TO TIPTON RANDALL BROWN BY SPECIAL WARRANTY DEED FROM WELLS FARGO BANK, NA SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE, INC., RECORDED ON THE 27TH DAY OF DECEMBER, 2006 IN INSTRUMENT NO. 20061227-0159053, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2009 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 5050, PAGE 103; BOOK 4792, PAGE 725; BOOK 10468, PAGE 691; INST. NO. 20080619-0063138; BOOK 5689, PAGE 502; BOOK 9150, PAGE 797; BOOK 4887, PAGE 961; BOOK 5000, PAGE 607; BOOK 5101, PAGE 809; BOOK 10468, PAGE 653; INST. NO. 20040805-0094013; INST. NO. 20050810-0094534; BOOK 5373, PAGE 110; BOOK 5324, PAGE 214; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 7 Sycamore Court, Antioch, Tennessee 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 28th day of August, 2009.

Tipton Randall Brown

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tipton Randall Brown, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of August, 2009.

Notary Public

My Commission Expires: 9/3/12

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903