BILL GARRETT, Davidson County
Trans:T20150009580 DEEDWARR
Recvd: 02/06/15 13:21 2 pgs
Fees:13.00 Taxes:257.15
20150206-0011372

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
15-0102

STATE OF TENNESSEE,
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of January, 2015

Notary Public
Commission Expires: _____

JOSHUA A. TERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-18-2016

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jan L. Fuller & John C. Fuller 7 Sycamore Court Antioch, TN 37013	New Owner	162-16-0A-044.00 (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,

Randall Brown, married

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

Jan L. Fuller and John C. Fuller

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. 7, Building No. 9 on the plan of Addition to Section One, Phase One, Hickory Hollow Condominiums (formerly Mill Creek Club Condominium Townhouses, Phase One, Section One), a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by an Amended and Restated Master Deed for Hickory Hollow Condominiums, of record in Book 10468, Page 653, as amended in Instrument Number 20040805-0094013 and Instrument Number 20050810-0094534, of record in the Register's Office for Davidson County, Tennessee, including without limitation the Amended and Restated By-Laws of record in Book 10468, Page 691, as amended in Instrument Number 20080619-0063138, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is also made to the plan of Addition to Mill Creek Club Condominium Townhouses, Section One, Phase One, as shown on plat of record in Book 5050, Page 103, said Register's office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Randall Brown by Quitclaim Deed from Edward O'Neill, Jr., an unmarried man, dated 9/2/14 and recorded 9/3/14 in Instrument Number 20140903-0080261; and the same property previously conveyed to Edward O'Neill, Jr. by Warranty Deed from Tipton Randall Brown, married, dated 8/28/09 and recorded 9/1/09 in Instrument Number 20090901-0082139, Register's Office for Davidson County, Tennessee.

The subject property is not the principle residence of Grantor, his spouse, or any dependants.

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: 7 Sycamore Court, Antioch, TN 37013.

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 uses, 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 29th day of January, 2015.

Randall Brown

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Randall Brown** 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 at Brentwood, Tennessee this 29th day of January, 2015.

JOSHUA A. TERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-18-2016

Notary Public
My Commission Expires: _____

(Notary Seal)