WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160106558 DEEDWARR
Recvd: 12/05/16 09:51 2 pgs
Fees:13.00 Taxes:344.10
20161205-0127168

P-WP-16-18-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,000.00.

Rosemary J. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF DECEMBER, 2016.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rosemary J. Brown	**New Owner**	
(NAME)	(NAME)	
18 Sycamore Ct		**162-16-0A-063.00-CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-4304		
(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 consideration, the receipt of which is hereby acknowledged, **LAURA D. MOORE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROSEMARY J. BROWN, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium apartment being Townhouse 14-18, on the Plan of Addition to Section One, Phase One, Mill Creek Club Condominium Townhouses, as shown by plat appearing of record in Book 5050, Page 103, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of location and description of said lot.

Being the same property conveyed to Laura D. Moore, unmarried by Warranty deed from Tammy L. Shipley, unmarried of record in Instrument No. 20150713-0067992 Register's Office for Davidson County, Tennessee, dated July 09, 2013 and recorded on July 15, 2015.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 5050, Page 103;
- Master Deed of record in Book 4887, Page 961, as amended in Book 5000, Page 607, Book 5101, Page 809, Book 10468, Page 653, Instrument Nos. 20050810-0094534, 20040805-0094013 and 20080619-0063139;
- By Laws of record in Book 4887, Page 982, as amended in Book 10468, Page 691 and Instrument No. 20080619-0063138;
- Charter of record in Book 5000, Page 610, as amended in Book 5689, Page 502;
- Articles of Merger for HOA of record in Book 9150, Page 798;
- Quitclaim Deed for Common Areas of record in Book 5234, Page 265;
- Agreement of record in Book 5324, Page 214;
- Easement for Water Mains of record in Book 5025, Page 614;
- Sewer Easements of record in Book 5373, Page 110 and Book 5020, Page 739;
- Restrictions of record in Book 4792, Page 725, as amended in Book 6396, Page 504, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **18 Sycamore Ct, Antioch, Tennessee 37013-4304**.

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 the 1st DAY OF DECEMBER, 2016.

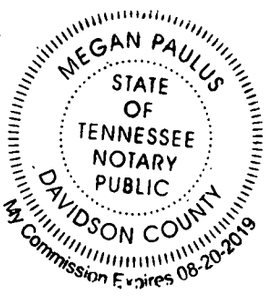
Laura D. Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA D. MOORE, 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 1st of December, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212