# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170050263 DEEDWARR
Recvd: 06/13/17 09:28 2 pgs
Fees:13.00 Taxes:310.80

20170613-0059038

R-HF-17-5

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

**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) |
|---|---|---|
| **Mozhgan Mirani, et vir.** | **Mozhgan Mirani** | |
| (NAME) | (NAME) | |
| **799 Rodney Drive** | **799 Rodney Drive** | **162-16-0A-042.00-CO** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37205** | **Nashville, TN 37205** | |
| (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, **REGINA C. PRESTON NKA REGINA C. MARTINI, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MOZHGAN MIRANI and SEAN J. HEGARTY, WIFE AND HUSBAND,** 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:

Land in Davidson County, Tennessee, being Unit No. 5, Building No. 9 of Mill Creek Club Condominium Townhomes, now known as Hickory Hollow Condominiums, Section One, Phase One, of record in Book 4860, Page 11, amended in Book 5050, Page 103, Register's Office for Davidson County, Tennessee, a condominium according to the Horizontal Property Act of the Tennessee Code Annotated, and as more fully described in the Master Deed of record in Book 4887, Page 961, amended in Book 5000, Page 607; Book 5101, Page 809 and Book 10468, Page 653, said Register's Office, and the By-Laws of record in Book 4887, Page 985 and Book 10468, Page 691, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Mill Creek Club Condominium Townhomes, contained in the aforesaid Master Deed and By-Laws, together with all amendments thereto, are incorporated by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Regina C. Preston, a married woman by Warranty deed from Kevin Goughary and wife, Debora Goughary of record in Instrument No. 20070524-0061806 Register's Office for Davidson County, Tennessee, dated May 16, 2007 and recorded on May 24, 2007.

**The said Regina C. Preston having since married and now being known as Regina C. Martini.**

**This has never been a marital residence of Grantor herein.**

This conveyance is subject to:
- Taxes for the year 2017 and thereafter a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 4860, Page 11, as amended in Book 5050, page 103, Register's Office for Davidson County, Tennessee.
- Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 5373, page 110.
- Master Deed establishing a Horizontal Property regime of Mill Creek Club, and recorded in Book 4887, page 961 amended in Book 5000, page 607; Book 5101, page 809; amended and restated in Book 10468, page 653 amended in Instrument No. 20040805-0094013 and 20050810-0094534, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 4887, Page 985 and Book 10468, Page 691, in the Register's Office for Davidson County, Tennessee.
- Charter of Mill Creek Club Homeowner's Association of record in Book 5000, page 610; Articles of Amendment of record in Book 5689, page 502.
- Agreement of record in Book 5324, Page 214, in the Register's Office for Davidson County, Tennessee.
- Articles of Merger of record in Book 9150, Page 797, in the Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5 Sycamore Court, Antioch, Tennessee 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 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 9th DAY OF JUNE, 2017.

Regina C. Preston nka Regina C. Martini

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REGINA C. PRESTON NKA REGINA C. MARTINI, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of June, 2017.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

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