Bill Garrett Davidson County
Batch# 119411 DEEDWARR
07/23/2018 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $425.50
20180723-0071755

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE DOMF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

W-BR-18-6

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)
Milad Yakoub and Mohssin Mosad	**SWBC Mortgage Corporation**	
(NAME)	(NAME)	
6 Sycamore Court	**P.O. Box 11733**	**162-16-0A-043.00-CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Newark, NJ 07101-4733**	
(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, **ROBERT G. HAMMOND AND WIFE, ABIGAIL M. HAMMOND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MILAD YAKOUB, A SINGLE MAN AND MOHSSIN MOSAD, A MARRIED MAN,** 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. 6, Building 9, on the Plan of Section One, Phase One, Mill Creek Club n/k/a Hickory Hollow Condominiums, of record in Book 4860, Page 11, amended in Book 5050, Page 103, Register's Office for said County, together with the Master Deed of record in Book 4887, Page 961; Book 5000, Page 607; Book 5101, Page 809; Book 10468, Page 653, Instrument No. 20040850-0094103; and Instrument No. 20050810-0094534, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert G. Hammond and wife, Abigail M. Hammond by Warranty Deed from Thomas R. Tabor and Donna G. Tabor of record in Instrument No. 20051004-0119485 Register's Office for Davidson County, Tennessee, dated September 28, 2005 and recorded on October 04, 2005.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- All matters shown on the Plan of record in Plat Book 5050, Page 103, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record in Plat Book 4860, Page 11, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Hickory Hollow Condominiums, formerly Mill Creek Club of record in Book 4887, Page 961, amended in Book 5000, page 607, Book 5101, page 809, Book 10468, page 653, Instrument No. 20040805-0094013, Instrument No. 20050810-094534, Instrument No. 20080619-0063139, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 4792, Page 725, amended in Book 6396, page 504, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 4887, Page 982, amended in Book 10468, page 691 and Instrument No. 20080619-0063138, Register's Office for Davidson, County, Tennessee.
- Charter for HOA of record in Book 5000, Page 610, amended in Book 5689, page 502, in the Register's Office for Davidson County, Tennessee.
- Hickory Hollow Condominium Association Articles of Merger of record in Book 9150, Page 797, in the Register's Office for Davidson County, Tennessee.
- Deed of common areas to HOA of record in Book 5234, Page 265, in the Register's Office for Davidson County, Tennessee.
- Agreement of record in Book 5324, Page 214, in the Register's Office for Davidson County, Tennessee.
- Easement for water main of record in Book 5025, Page 614, in the Register's Office for Davidson County, Tennessee.
- Sewer easement of record in Book 5020, Page 739 and Book 5373, page 110, in the Register's Office for Davidson County, Tennessee.
- Easement to Comcast of Nashville, I, LLC of record in Instrument Number 20130626-0065775, 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: **6 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 19th DAY OF JULY, 2018.

Robert G. Hammond by Laura Mitchell, Attorney-in-fact
Robert G. Hammond by Laura Mitchell,
Attorney in Fact

Abigail M. Hammond by Laura Mitchell, Attorney-in-fact
Abigail M. Hammond by Laura Mitchell,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ROBERT G. HAMMOND AND ABIGAIL M. HAMMOND, and who acknowledged he/she/they executed the same as the free act and deed of the said ROBERT G. HAMMOND AND ABIGAIL M. HAMMOND.

Witness my hand and official seal, this the 19th of July, 2018.

Jordan V. Myers
Notary Public
My Commission Expires: 01-06-2020
(SEAL)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

