(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
~~615-377-3319~~

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $64,000.00 Affiant Subscribed and sworn to before me, this 18th day of September, 2018. Notary Public My commission expires: 3-9-2020

SHANNON R. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MAR. 9, 2020

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Karen Y Johnson Davidson County
Batch# 144366 **DEEDWARR**
09/24/2018 10:27:49 AM 2 pgs
Fees: $13.00 Taxes: $236.80

20180924-0094265

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Tony Lowery	**New Owner**	**Map/Parcel 162-16-0-A-082.00CO**
2 Mimosa Court		
Nashville, TN 37013		

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 ACKNOWLEDGE, WE,

East Valley Homes, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tony Lowery, an unmarried man

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 2 on the Plan of Hickory Hollow Condominiums (formerly Mill Creek Club Condominiums), Phase I, Section I, as shown on plat of record in Plat Book 5050, Page 103, and as shown in the Amended and Restated Master Deed of record in Book 10468, Page 653, and Amendment recorded in Instrument Nos. 20040805-0094013 and 20050810-0094534, Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more complete description.

Being the same property conveyed to William H. McClanahan, by Warranty Deed, from Deutsche Bank National Trust Company, as Trustee in Trust for the benefit of The Certificate holders for Argent Securities, Inc., Asset-Backed Pass Through Certificates, Series 2004-W8, dated December 21, 2009, of record in Instrument No. 20091231-0118771, Register's Office for Davidson County, Tennessee. Said property being further conveyed to William H. McClanahan, Trustee, William H. McClanahan Revocable Living Trust Agreement dated January 3, 2013, by Quitclaim Deed, from William H. McClanahan, dated January 3, 2013, of record in Instrument No. 20130108-0002549, Register's Office for Davidson County, Tennessee. Said property being further conveyed to East Valley Homes, LLC, by Quitclaim Deed, from William H. McClanahan, Jr., and Robert D. McClanahan, Co-Trustees, William H. McClanahan Revocable Living Trust Agreement dated January 3, 2013, dated September 22, 2016, of record in Instrument No. 20160930-0103514, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Book 4792, Page 725, amended in Book 6396, Page 504, Register's Office for DAVIDSON County, Tennessee.
Master Deed 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. 20050810-0094534, Instrument No. 20080619-0063139, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Book 4887, Page 982, amended in Book 10468, Page 691, Instrument No. 20080619-0063138, Register's Office for DAVIDSON County, Tennessee.

All matters of record in Plat Book 4860, Page 11, Book 5050, Page 103, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Book 5000, Page 610, amended in Book 5689, Page 502, Register's Office for DAVIDSON County, Tennessee.
Articles of Merger of HOA of record in Book 9150, Page 798, Register's Office for DAVIDSON County, Tennessee.
Deed of common areas to HOA of record in Book 5234, Page 265, Register's Office for DAVIDSON County, Tennessee.
Agreement of record in Book 5324, Page 214, Register's Office for DAVIDSON County, Tennessee.
Easement for Water Main of record in Book 5025, Page 614, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 5020, Page 739, Book 5373, Page 110, Register's Office for DAVIDSON County, Tennessee.
Easement to Comcast of Nashville I, LLC of record in Instrument No. 20130626-0065775, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2 Mimosa Court, Nashville, 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 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 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 18th day of September, 2018.

East Valley Homes, LLC

By: Shawn Earl, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Shawn Earl, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to a Member of East Valley Homes, LLC, a Tennessee limited liability company, and that she as such Member executed the foregoing instrument for the purposes therein contained, and that she is authorized to act on behalf of East Valley Homes, LLC for the purposes therein contained.

Witness my hand, at office, this 18th day of September, 2018.

Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11-23-20

File #: **180478SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027