THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 181118456** Karen Y Johnson Davidson County Batch# 176005 **DEEDWARR** 12/19/2018 11:48:08 AM 2 pgs Fees: $13.00 Taxes: $1,028.60 20181219-0123323	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $278,000.00. Affiant Subscribed and sworn to before me, this 14th day of December, 2018. Notary Public My Commission Expires:

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON My Comm Exp. 12/15/2021

WARRANTY DEED

Address New Owner: Aaron Kyle Addis 117 Hillsboro Place Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-03-0C-117.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Justin M. Mooneyhan and Elizabeth H. Mooneyhan, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Aaron Kyle Addis,*** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

*a single man

A certain condominium apartment in Davidson County, Tennessee, described as Unit 117, Hillsboro Place Condominiums, a Horizontal Property Regime, located on 117 Hillsboro Place, Davidson County, Tennessee , as shown on the plat of Hillsboro Place Condominiums, recorded in Plat Bok 5200, page 725, as amended in Book 5200, pages 757 & 758, said Register' s Office, and described in a Master Deed recorded in Book 6244, page 394, as amended in Book 6285, page 209, said Register' s Office, to which reference is hereby made.

Being the same property conveyed to Tom Holliday, by deed from JoAnn Cook, of record in Instrument No. 20000703-0065882, dated June 29, 2000, said Register's Office.

Being the same property conveyed to The Amy Marsh Holliday Living Trust, by quitclaim deed from Tom Holliday, of record in Instrument No. 20020416-0046789 and re-recorded in Instrument No. 20020725-0089221 , dated April 4, 2002 , said Register's Office.

Being the same property conveyed to JUSTIN M. MOONEYHAN and wife, ELIZABETH H. MOONEYHAN, AS TENANTS BY THE ENTIRETIES, by quitclaim deed from AMY M. HOLLIDAY, TRUSTEE OF THE AMY MARSH HOLLIDAY LIVING TRUST, of record in Instrument No. 20171229-0132355, dated December 28, 2017, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 117-03-0C-117.00 CO.

Matters shown on the Plan of record as Book 5200, page 725 and amended in Book 5200, page 757 and 758, said Register's Office.

Master Deed of record as Book 6244, page 394 and amended in Book 6285, page 209, Instrument No. 20170515-0048155, Instrument No. 20170615-0060259 and Instrument No. 20180717-0069522, said Register's Office.

Easement for Road Access and Parking of record in Book 4240, page 209 and Book 5221, page 681, said Register's Office.

Utility Easement of record as Book 4653, page 915 and Book 4633, page 468, said Register's Office.

Anchor easement of record in Book 5870, page 33, said Register's Office.

Sanitary Sewer easement of record in Book 6255, page 932, said Register's Office.

Water main easement of record in Book 6255, page 937, said Register's Office.

Stormwater Agreement of record in Book 6128, page 852, said Register's Office.

Grant of Easement to Comcast of record in Instrument No. 20161021-0111268, said Register's Office.

This is improved property located at 117 Hillsboro Place Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of December, 2018.

Justin M. Mooneyhan

Elizabeth H. Mooneyhan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Justin M. Mooneyhan and Elizabeth H. Mooneyhan, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of December, 2018.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

My Commission Expires: _____