Karen Johnson Davidson County
Batch# 364993 DEEDWARR
02/28/2020 02:03:24 PM 2 pgs
Fees: $13.00 Taxes: $586.08
20200228-0022490

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 7/6/2020

W-SB-BMR-20-3-3

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)
IMAAN ONE PROPERTY MANAGEMENT, LLC	**New Owner**	
(NAME)	(NAME)	**162-16-0A-076.00**
3 Ash Court #3		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **BRIAN D. TAYLOR, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **IMAAN ONE PROPERTY MANAGEMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 located in Davidson County, Tennessee, being Unit No. 3, Building No. 16 of Hickory Hollow Condominiums, formerly Mill Creek Club, Phase I, Section I, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Hickory Hollow Condominiums, formerly Mill Creek Club, Phase I, Section I of record in Deed 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 and Plan of Section One - Phase One, Mill Creek Club of record in Plat Book 4860, Page 11, as amended in Plat Book 5050, Page 103, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Brian D. Taylor by Quitclaim Deed from Karen C. Dutton of record in Book 9219, page 100, Register's Office for Davidson County, Tennessee, dated January 06, 1994 and recorded on January 12, 1994.

The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record in Plat Book 4860, Page 11, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record in Plat Book 5050, Page 103, 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: **3 Ash Court #3, 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 26th DAY OF FEBRUARY, 2020.

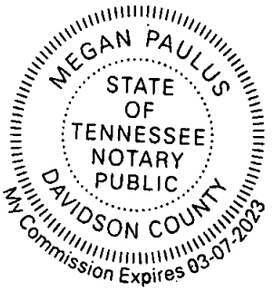
Brian D. Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN D. TAYLOR, 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 26th of February, 2020.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)



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