Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $336,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of March, 2020.

Notary Public

My commission expires: 05/03/2021

(Notary Stamp)

ALEXIS MENDL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

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

Karen Johnson Davidson County
Batch# 378963 **DEEDWARR**
03/30/2020 09:17:27 AM 2 pgs
Fees: $13.00 Taxes: $1,243.20

20200330-0033733

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Sean W. Moore and Kelley M. Moore	**New Owner**	**128-12-0A-028.00CO**
320 Old Hickory Boulevard, 501		
Nashville, TN 37221		

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 ACKNOWLEDGED, WE,

Shannon Miller, a married woman

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

Sean W. Moore and Kelley M. Moore, husband and wife

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 No. 28, Building 5 together with the appurtenant interest in common elements of Section 5, Phase 1A, Eagle Ridge at The Reserve, a horizontal property regime established by Master Deed, of record in Instrument No. 20011011-0118075, amended in Instrument No. 20020313-0031651, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Shannon V. Miller, an unmarried woman, by Warranty Deed, from Donald A. Porter Jr., unmarried, and Anne Marie Thompson, unmarried, dated June 26, 2015, of record in Instrument No. 20150701-0063893, 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.
Master Deed of record in Instrument No. 20011011-0110875, supplemented and amended in Instrument No. 20020313-0031651, Instrument No. 20020524-0063780 (pool and clubhouse), corrected in Instrument No. 20051129-0143344 Register's Office for Davidson County, Tennessee.
Charter for HOA of record in Instrument No. 20010112-0003836, amended in Instrument No. 20010112-0003839, in the Register's Office for Davidson County, Tennessee.
Deed of common areas to HOA of record in Instrument No. 20191001-0100115, in the Register's Office for Davidson County, Tennessee.
Easement to Comcast of Nashville I, LLC of record in Instrument No. 20140924-0087653 and Instrument No. 20180611-0055669, in the Register's Office for Davidson County, Tennessee.
Option Agreement of record in Book 5074, Page 945, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20001103-0109348, in the Register's Office for Davidson County, Tennessee.
Drainage Easement of record in Book 7861, Page 559 and Book 8083, Page 534, in the Register's Office for

Davidson County, Tennessee.
Reciprocal Access and Maintenance Agreement of record in Instrument No. 20191001-0100109, in the 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.
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 320 Old Hickory Boulevard, 501, Nashville, TN 37221.

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 27th day of March, 2020.

Shannon Miller

*Kevin L. Williams, spouse of Shannon Miller, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Kevin L. Williams

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27th day of March, 2020, before me personally appeared Shannon Miller and Kevin L. Williams, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of March, 2020.

Notary Signature
My commission expires: 11-23-2020

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 20-141
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027