Karen Johnson Davidson County
Batch# 397066 DEEDWARR
05/07/2020 02:39:30 PM 4 pgs
Fees: $23.00 Taxes: $573.50
20200507-0047857

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $155,000.00

Kelsey Pitman
Affiant

Subscribed and sworn to me on April 30, 2020.

Kristi McCoy
Notary Public

My Commission Expires: 3-25-2023

WILSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC KRISTI McCOY

THIS INSTRUMENT WAS PREPARED BY:
Thomas N. Jones
Attorney at Law
339 Main Street, Suite 100
Franklin, Tennessee 37064
(615) 794-0807
Contact: Leigh Anne Sailors
File #24457.2020

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Brandon R. Moon 8 Sycamore Court Antioch, TN 37013	Same	162 16 O A 045.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **I, Michael W. O'Neill, married, (hereinafter called "Grantor"),** have bargained and sold, and by these presents do transfer and convey unto **Brandon R. Moon, unmarried man, (hereinafter called "Grantee"),** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land lying and located in Davidson County, Tennessee and being described as follows: Being Unit Number 8, Building Number 9 on the Plan of Section One, Phase One of Mill Creek Club Condominium Townhouses now known as Hickory Hollow Condominiums, Section One, Phase One, and being of record in Plat Book 4860, Page 11, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in the Master Deed of record in Book 4887, Page 961, amended in Book 5000, Page 607, and Book 5101, Page 809, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Michael W. O'Neill, married, by Special Warranty Deed dated February 14, 2007 from The Bank of New York, As Trustee for the Holders of the EQCC Asset Back Certificates, Series 2001-2 and being of record in Instrument Number 20070220-0020808, Register's Office of Davidson County, Tennessee.

**The above described property is not the principal place of residence of the Grantor, the Grantor's spouse, or any minor children of the Grantor.

The conveyance of the above-described parcel of land is subject to the following:

1. 2020 property taxes are a lien but are not yet due and payable and will be the responsibility of the Grantee for payment thereof when they become due.
2. Any and all notes and matters on the Plan of record in Plat Book 4860, Page 11 and addition to Section One, Phase One Mill Creek Club Condominium Townhouses in Plat Book 5050, Page 103, said Register's Office.
3. Charter of Mill Creek Club Condominium Owners Association Phase 1 of record in Book 5000, Page 610, first amended in Book 5689, Page 502, said Register's Office.
4. Articles of Merger of record in Book 9150, Page 797, said Register's Office wherein Mill Creek Club Condominium Owner's Association Phase I was combined with Hickory Hollow Condominium Association.
5. Charter of Mill Creek Club Condominium Owners Association Phase 1 of record in Book 5000, Page 610, first amended in Book 5689, Page 502, said Register's Office.
6. Master Deed of Mill Creek Club Condominiums of record in Book 4887, Page 961, First Amendment of record in Book 5000, Page 607 and Second Amendment of record in Book 5101, Page 809, said Register's Office.
7. Grant of easement conveyed to Comcast of Nashville 1, LLC of record in Instrument # 20130626-0065775, said Register's Office.
8. Master Deed of Hickory Hollow Condominiums of record in Book 10468, Page 653, amended in Instrument #20040805-0094013 and Instrument #20050810-0094534, said Register's Office.
9. By-Laws of Hickory Hollow Condominiums of record in Book 10468, Page 691, Amendment to amended and restated By-Laws of record in Instrument #20080619-0063138, said Register's Office.
10. Administrative Resolution shared and non-shared services of record in Instrument #20080619-0063139, said Register's Office.

This property is known as improved property located at 8 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, his heirs and assigns, forever, and Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his 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.

Executed on this 30th day of April, 2020.

Michael W. O'Neill

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, Notary Public of said County and State, Michael W. O'Neill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on April 30, 2020.

NOTARY PUBLIC

My Commission Expires: 8-7-22

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Kelsey Pitman, do hereby make oath that I am a licensed attorney and/or 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.

Kelsey Pitman

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Kristi McCoy, a notary public for this county and state, Kelsey Pitman who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

kristi mcc

Notary's Signature

My Commission Expires: 3/25/2023

