This instrument prepared by:
J. Randall Hooper
Hooper, Zinn & McNamee, PLLC
109 Westpark Drive, Suite 300
Brentwood, TN 37027

Record and return to:
Same as preparer

Karen Johnson Davidson County
Batch# 595168 DEEDWARR
03/18/2021 12:23:57 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20210318-0036086

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Partizan Revocable Trust Thomas Halpin, Trustee 609 Ward Circle Old Hickory, TN 37138	Same as New Owner	640-30-B-014.00-CO

WARRANTY DEED

For good and valuable consideration, receipt of which is hereby acknowledged, **Jessica L. O'Neill and husband, Robert J. O'Neill,** hereinafter called Grantors, have bargained and sold, and do hereby transfer and convey unto **Thomas Halpin, Trustee of the Partizan Revocable Trust** dated September 13, 2018, hereinafter called Grantee, his successors and assigns, a certain tract or parcel of real property in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 305 on the Plan of Brandywine Pointe, Phase One, Section 2, Estate Section of record in Plat Book 7900, Page 165, and amended in Book 7900, Page 172, 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 Jessica L. O'Neill and husband, Robert J. O'Neill, by deed from William E. Grones, Trustee of the Partizan Revocable Trustee dated September 13, 2018, of record in Instrument No. 202001012-0118339 Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- All matters shown on the Plan of record in Plat Book 7900, Page 170 through 172, Register's Office for Davidson County, Tennessee;
- All matters shown on the Boundary Plat of record in Book 7900, Page 156, Register's Office for Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8120, Page 188, amendments recorded in Book 8671, Page 484 and in Book 9010, Page 627, Register's Office for Davidson County, Tennessee;

- Restrictions for Brandywine Pointe Boat Dock Association Inc. of record in Book 8695, Page 379, Book 9145, page 947, Book 9476, page 846, Book 9776, page 427, Book 10447, page 711, Book 10684, page 324, in the Register's Office for Davidson County, Tennessee;
- By-Laws of Brandywine Pointe Community Association, Inc. of record in Book 10721, Page 835, in the Register's Office for Davidson County, Tennessee;
- Charter of Brandywine Pointe Community Association, Inc. of record in Book 9013, Page 39 and Book 9117, page 77, in the Register's Office for Davidson County, Tennessee;
- Swimming Pool Encroachment Easement of record in Book 9049, Page 267, in the Register's Office for Davidson County, Tennessee;
- Community Association, Inc. Rules and Regulations of record in Instrument Number 20151207-0122778, in the Register's Office for Davidson County, Tennessee;
- Limited Easement for Encroachment of record in Book 10246, Page 725, in the Register's Office for Davidson County, Tennessee;
- Rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to taxes for the current year and subsequent years and all easements, restrictions, covenants, liens, encumbrances and other matters of record.

This is improved property known as 609 Ward Circle, Old Hickory, Tennessee.

To have and to hold the herein described real property, together with all estate, title, interest, appurtenances and hereditaments thereto belonging, to Grantee, his successors and assigns in fee simple forever.

Grantors covenant with Grantee that Grantors are lawfully seized and possessed of the herein described real property; that Grantors have full power and lawful authority to sell and convey the herein described real property; that the title thereto is free, clear and unencumbered except as described herein; and, that Grantors do now and will forever warrant and defend the title to the herein described real property to Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

Grantee, as Trustee, has the power and authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of the property as provided by law and the terms of the trust agreement. The property and its proceeds have the same immunity from the claims of Grantors' separate creditors as would exist if Grantors had continued to hold the property or its proceeds as tenants by the entirety. Tenn. Code Ann. § 35-15-510 applies to the property and its proceeds.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. 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 hand on December 22, 2020.

Jessica L. O'Neill, Grantor

Robert J. O'Neill

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantors, Jessica L. O'Neill and Robert J. O'Neill, with whom I am personally acquainted and who upon oath acknowledged they executed the within and foregoing instrument for the purposes therein contained by audio-video communication in compliance with Executive Order No. 66 by Tennessee Governor Bill Lee, dated October 28, 2020.

Witness my hand and official seal on December 22, 2020.

J. RANDALL HOOPER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JULY 26, 2021

Notary Public
My Commission Expires: 07/26/2021

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 0.00. The purpose of this transaction is to transfer the subject property to a revocable living trust.

Subscribed and sworn to before me on December 22, 2020.

Thomas Halpin, Trustee as Grantee

Notary Public
My Commission Expires: 07/26/2021

J. RANDALL HOOPER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JULY 26, 2021