59B

# WARRANTY DEED

BOOK 10252 PG 451

N0996-711L

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October 19 96

Notary Public

MY COMMISSION EXPIRES: November 28, 1998
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
SECURITY ESCROW & TITLE CO., 1005 8th Avenue South, Nashville, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Cynthia D. Munoz (NAME) | ROBERT GLICK (NAME) | MAP 149-2-A |
| 1213 Lambeth Way (ADDRESS) | 850 Stonebrook Blvd. (ADDRESS) | PARCEL 51 |
| Antioch, Tennessee 37013 (CITY) (STATE) (ZIP) | Nolensville, TN 37135-9710 (CITY) (STATE) (ZIP) | |

FOR AND 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, Bob W. Horton, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cynthia D. Munoz and husband, Cesar Munoz

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:

Being Lot No. 81 on the plan of Piccadilly Square, Phase I, of record in Book 5200, Pages 720, 721, and 722, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Bob W. Horton by deed from Henry G. Cisneros, Secretary of Housing and Urban Development of record in Book 10006, Page 49, Register's Office for said County.

This lot is part of a Planned Unit Development and is conveyed subject to Declaration of Covenants and Restrictions, Articles of Incorporation of Piccadilly Square Homeowners Association; By-Laws of the Association, Master Deed, Information Brochure, additional Restrictive Covenants for Single and Two Family Dwelling Units, Common Area Worksheets, all as made, provided and set out in instrument of record in Book 6236, Pages 683 through 733, both inclusive, said Register's Office. This lot is also conveyed subject to Amendment to Articles of Incorporation of Piccadilly Square Homeowners Association as of record in Book 6295, Page 548, et seq.; Book 6295, Page 556, et seq.; Book 6295, Page 564, et seq.; and Book 6300, Page 423, et seq., Amendments to By-Laws of Piccadilly Square Homeowners Association of record in Book 6295, Page 572, et seq.; Book 6295, Page 580, et seq; Book 6295, Page 588, et seq; and Book 6300, Page 431, et seq., Amendments to Information Brochure of

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 1213 Lambeth Way, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hand this 31st day of October 19 96

Bob W. Horton

Bob W. Horton

BOOK 10252 PG 452

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Bob W. Horton, unmarried

the bargainor , 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 at Nashville, Tennessee, this 31st day of October 19 96.

Commission expires November 28, 1998

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such , and attesting the same by the said as such .

Witness my hand and official seal at office at on this the day of 19 .

My commission expires

Notary Public

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LEGAL DESCRIPTION CONTINUATION

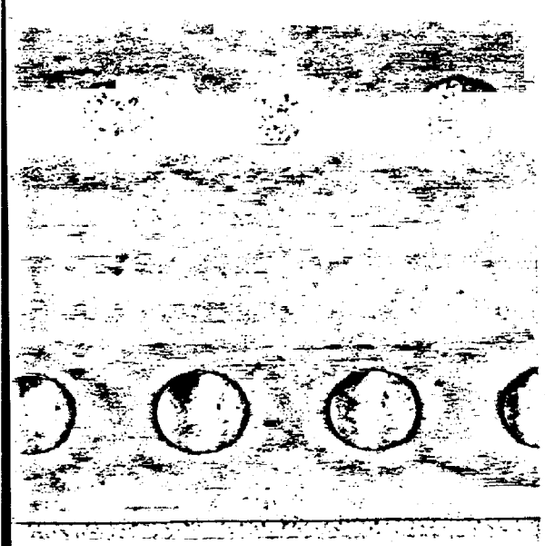
record in Book 6295, Page 596, et seq; Book 6295, Page 602, et seq; and Book 6300, Page 439, et seq., Amendments to Declaration of Covenants and Restrictions of record in Book 6295, Page 506, et seq; Book 6295, Page 520, et seq; Book 6295, page 534, et seq; and Book 6300, Page 409, et seq; re-recorded in Book 6306, Page 833, et seq; Book 6496, Page 100, et seq; Book 6496, Page 107, et seq; Book 6496, Page 114, et seq; Book 6518, page 184, et seq.; and Book 6518, Page 190, et seq., Deed of Correction to Piccadilly Square Homeowners Association of record in Book 6295, Page 503, et seq., the Plan of record in Book 5200, Page 720, 721, and 722, Sanitary Sewer and/or Storm Drainage Easements of record in Book 6186, Page 238, Book 6251, Page 616, Book 6298, Page 491; Conveyance of Common Area of record in Book 6496, Page 99; Deed of Conveyance to Metropolitan Government of record in Book 6530, Page 819, et seq; and Book 6530, Page 823, et seq., all of record in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

0244326
IDENTIF. ^ REFERENCE

96 NOV -6 PM 4:05
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

9885 11/06 0101 03CHECK 492.00



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

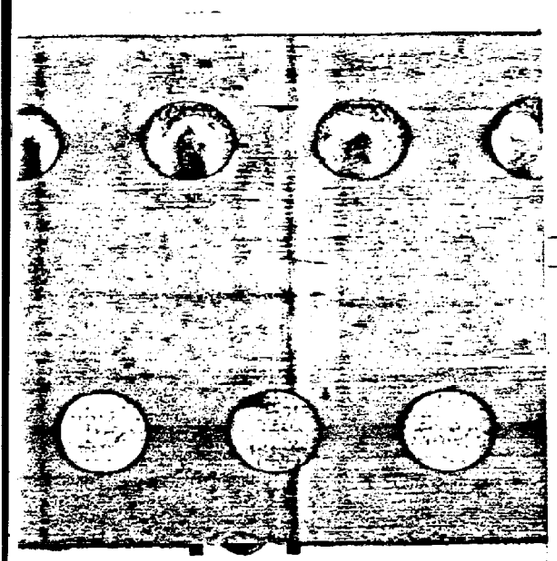
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10252 PG 453

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |



| | |
|---|---|
| CAMT | 130000.00 |
| CON TX | 481.00 |
| PRFEE | 1.00 |
| MDEED | 8.00 |
| TOTAL | 490.00 |
| CHECK | 490.00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 8885

0244326
IDENTIF. # REFERENCE

96 NOV -6 PM 4:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1085807