STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Instr:200001050001275 Page: 1 OF 2
REC'D FOR REC 01/05/2000 9:39:11AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $391.83

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,900.00.

Emily Dolinger
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of December, 1999.

Notary Public

My Commission Expires: 5-02-01

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Tammi Arender
681 Piccadilly Row
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
149-02-0-B-003

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Eric Vallejo and WIFE Kristina L. Clark Vallejo,** hereinafter referred to as Grantors, hereby transfer and convey to **Tammi Arender, an unmarried person**, hereinafter referred to as 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 Lot No. 60 on the Plan of Piccadilly Square, Phase II, as of record in Plat Book 6250, pages 92, 93 and 94, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Eric Vallejo and Kristina L. Clark, by deed from Valerie Starr DeLong, as of record in Book 8740, page 99, Register's Office for Davidson County, Tennessee. Kristina L. Clark having since married and n/k/a Kristina L. Clark Vallejo.

THIS CONVEYANCE IS MADE SUBJECT TO:

Plan of record in Book 6250, pages 92, 93 and 94, Register's Office for Davidson County, Tennessee.

Easements of record in Book 6546, page 57, Book 6298, page 491, Book 6151, page 615, Book 6186, page 238, Book 6546, page 60, Book 6530, page 819, Book 6530, page 823, and Book 6608, page 8, said Register's Office.

Quitclaim common area, as of record in Book 6236, page 680, Book 6295, page 503, said Register's Office.

Open space easement of record in Book 6496, page 99, said Register's Office.

HOA articles of record in Book 6295, page 548, Book 6295, page 556, Book 6295, page 564, and Book 6300, page 423, said Register's Office.

Document of clarification of record in Book 6830, page 739, said Register's Office.

Information Brochure of record in Book 6295, page 596, Book 6295, page 602, and Book 6300, page 439, said Register's Office.

This is improved property known as 681 Piccadilly Row, 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 **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 30th day of December, 1999.

Eric Vallejo

Eric Vallejo

K Vallejo

Kristina L. Clark Vallejo

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eric Vallejo and Kristina L. Clark Vallejo, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of December, 1999.

Lea Ann Kelly

Notary Public

11-18-01

My Commission Expires

LEA ANN KELLY NOTARY PUBLIC AT LARGE WILLIAMSON CO.