Instr:200003100025071 Page: 1 OF 3
REC'D FOR REC 03/10/2000 1:16:38PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $514.30

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 2nd day of March, 2000.

Notary Public

My Commission Expires: 10/22/01

NOTARY PUBLIC AT LARGE

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:
Jeff Greeninger and Sarah Greeninger
401 Hampstead South
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 149-010-B-084.00 CO

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, **Carrie A. Pereira and husband, Ray A Pereira,** hereinafter referred to as Grantors, hereby transfers and conveys to **Jeff Greeninger and wife, Sarah Greeninger,** 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. 255 on the Plan of Piccadilly Square, Phase III, of record in Book 6250, pages 892-894, amended in Book 8001, page 278, Register's Office for said County.

Said Lot No. 255, which is a corner lot, fronts 80.00 feet on the southerly margin of Billingsgate Road and fronts 81.45 feet on the easterly margin of Hampstead South, said frontages being joined by a curve having a length of 39.27 feet and extends back 100.00 feet on the easterly line and 81.96 feet on the southerly line to a point of intersection.

Being the same property conveyed to CARRIE A. PEREIRA and spouse, RAY A. PEREIRA by deed from Timothy Lamar Austin and spouse, Tina Michelle Austin of record in Book 11061, page 294, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6250, Pages 892-894 and amended in Book 8001, page 278, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6236, page 683; as amended in Book 6295, page 506; Book 6295, page 520; Book 6295, page 534; Book 6300, page 409; Book 6306, page 833; Book 6496, page 100; Book 6496, page 107; Book 6496, page 114; Book 6518, page 184; Book 6518, page 190; and Book 6830, page 739, Register's Office for Davidson County, Tennessee.

Subject to an Easement for Sanitary Sewer/Storm Drainage of record in Book 6186, page 238; Book 6251, page 616; Book 6530, page 819; Book 6530, page 823; Book 6846, page 606; and Book 6846, page 653, Register's Office for Davidson County, Tennessee.

Subject to an Easement for Storm Water Detention of record in Book 6782, page 518, Register's Office for Davidson County, Tennessee.

Subject to an Easement for Utilities of record in Book 6298, page 491, Register's Office for Davidson County, Tennessee.

Subject to an Easement for Graveyard and Ingress & Egress of record in Book 854, page 73, Register's Office for Davidson County, Tennessee.

Easement for flow of creeks.

Articles of Incorporation for HOA of record in Book 6295, page 548; Book 6295, page 556; Book 6295, page 564; and Book 6300, page 423, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 7288, page 963, Register's Office for Davidson County, Tennessee.

Amendments to Information Brochure of record in Book 6295, page 596 and Book 6295, page 602, Register's Office for Davidson County, Tennessee.

Conveyance Deed of Correction to Piccadilly HOA of record in Book 6295, page 503, Register's Office for Davidson County, Tennessee.

Open Space Conveyance of record in Book 6496, page 99, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 6295, page 572; as amended in Book 6295, page 580; Book 6295, page 588; and Book 6300, page 431, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 401 Hampstead South, 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 2nd day of March, 2000.

Carrie A. Pereira

Carrie A. Pereira

Ray A Pereira

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 Carrie A. Pereira and husband, and Ray A Pereira, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of March, 2000.

Notary Public

10/22/01
My Commission Expires