Box 13

1167

Davidson County DEEDWARR
Recvd: 11/30/00 15:26 2pgs
Fees:11.00 Taxes:429.20

20001130-0117731

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF November, 2000.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

N-LEEHANS-00-4646

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Brown	Primary Residential Mortgage	
1021 Aldersgate Road (ADDRESS)	4750 West Wiley Post Way #200 (NAME)	149-2-B-129
Nashville, Tennessee 37013 (CITY) (STATE) (ZIP)	Salt Lake City UT 84116 (ADDRESS) (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we BRENT A. PEDDY AND CELESTE M. PEDDY, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MICHAEL BROWN UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that 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. 163 on the Plan of Piccadilly Square, Phase II, of record in Book 6250, Pages 92, 93, and 94, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Brent A. Peddy and wife, Celeste M. Peddy by deed of record in Book 9106, Page 116, Register's Office for Davidson County, Tennessee.

This lot is part of a planned unit development and is conveyed subject to Declarations of Covenants and Restrictions, Articles of Incorporation of Picadilly 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 680 through 733, both inclusive, said Register's Office. This lot is also conveyed subject to Amendment to Articles of Incorporation of Picadilly Square Homeowner's 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 Picadilly Square Homeowner's 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 record in Book 6295, Page 596, et seq.; Book 6295, Page 602, et seq.; and Book 6300, Page 439, et seq.; Amendments to Declarations of Covenants, Conditions and Restrictions of record in Book 6295, Page 506, et seq.; Book 6295, Page 520, et seq.; Book 6295, Page 534, et seq.; 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 Picadilly Square Homeowner's Association of record in Book 6295, Page 503, Conveyance of Additional Open Space of record in Book 6496, Page 99, The Plan of record in Book 6250, Page 92, 93 and 94; Sanitary Sewer and/or Storm Drainage Easements of record in Book 6186, Page 238, Book 6251, Page 616; Conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services of record in Book 6530, Page 819, and Book 6530, Page 823, Book 6846, Page 653; Book 6846, Page 606; Utility Easement of record in Book 6298, Page 491; Document of Clarification of record in Book 6830, Page 739; Addition of Water and Sewer Easement of record in Book 6608, Page 8 and Book 6546, Page 60, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1021 Aldersgate Road, Nashville, 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/our hand(s) this 14th day of November, 2000.

Brent A. Peddy by Laura Shoun atty. in fact
BRENT A. PEDDY

Celeste M. Peddy by Laura Shoun atty in fact
CELESTE M. PEDDY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 14th day of November, 2000, before me personally appeared Laura Shoun to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Brent A. Peddy and Celeste M. Peddy, and who acknowledged that she executed the same as the free act and deed of the said Brent A. Peddy and Celeste M. Peddy by virtue of that Power of Attorney, duly executed by the said Brent A. Peddy and Celeste M. Peddy on August 25, 2000 and recorded concurrently herewith in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 14th day of November, 2000.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Laura Cleaver
NOTARY PUBLIC

My Commission Expires: 3/23/02

My Commisison Expires MAR. 23, 2002