(1)

| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP-PARCEL NOS. |
|---|---|---|
| Antonio Aguilar<br>Sandra Aguilar<br>409 Hampstead South<br>Antioch, TN 37013 | New Owner | MAP and PARCEL<br>149-1 B 86 |

McCann & Hubbard
7105 Cl... Ave.
Brentwood, ... 37027
615-377-3319

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

Davidson County DEEDWARR
Recvd: 10/22/04 15:27 2pgs
Fees:13.00 Taxes:495.80
20041022-0127577

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Jon D. Reynolds and Kristina M. Reynolds, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Antonio Aguilar and Sandra Aguilar, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being Lot No. 253 on the final P.U.D. Plan for Piccadilly Square, Phase Three, of record in Plat Book 6250, Page 892 and 893, Register's Office for said County, to which reference is made for a more complete description.**

**Being the same property conveyed to Jon D. Reynolds and wife, Kristina M. Reynolds, by Warranty Deed dated June 24, 1999, from Sherman C. Bowlds and wife, Ann M. Bowlds, of record in Book 11554, Page 494, Register's Office for Davidson County, Tennessee.**

**This is property with a common address of 409 Hampstead South, Antioch, TN 37013.**

**CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:**
**(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being made by the Grantors;**
**(2) The Plan of Record in Book 6250, Pages 892-894, (and Book 5200, Pages 720-722) said Register's office and all matters therein;**
**(3) Declaration of Covenants, Conditions, and Restrictions of record in Book 6236, Page 683; as amended in Book 6295, Pages 506, 520, and 534; Book 6300, Page 409 (re-recorded in Book 6306, Page 833); Book 6496, Pages 100, 107, and 114; Book 6518, Pages 184 and 190, all in said Register's Office;**
**(4) By-Laws of record in Book 6236, Page 708, as amended in Book 6295, Pages 572, 580, and 588; Book 6300, Page 431, said Register's Office;**
**(5) Right of ingress and egress of record in Book 854, Page 73, said Register's Office;**
**(6) Information Brochure (Piccadilly Square HOA) of record in Book 6236, Page 726, as amended in Book 6295, Pages 596 and 602; and Book 6300, Page 439, said Register's Office;**
**(7) Document of Clarification to Restrictions of record in Book 6830, Page 739, said Register's Office;**
**(8) Quitclaim Deed for open space of record in Book 7778, Page 366, said Register's Office;**
**(9) Sanitary sewers and/or storm drainage of record in Book 6186, Page 238; Book 6251, Page 616; and Book 6271, Page 187, said Register's Office;**
**(10) Utility easement of record in Book 6298, Page 491, said Register's Office;**
**(11) Storm water detention agreement of record in Book 6782, Page 518, said Register's Office;**
**(12) Amendment to Articles of Incorporation of Piccadilly Square HOA of record in Book 6295, Page 548; Book 6295, Page 556; Book 6295, Page 564; and Book 6300, Page 423, said Register's Office;**
**(13) Deed of Correction to Piccadilly Square Homeowners Association of record in Book 6295, Page 503, said Register's Office.**
**(14) Conveyance of common area of record in Book 6496, Page 99, said Register's Office;**
**(15) Deed of Conveyance to Metropolitan Government of record in Book 6530,**

**Page 819; Book 6530, Page 823; Book 6846, Page 606; and Book 6846, Page 653, said Register's Office.**

[ **STATE OF TENNESSEE** ]
[ **COUNTY OF** Williamson ]

I, The actual consideration or value, whichever is greater for this transfer, is $134,000.00

Affiant

Subscribed and sworn before me this 19th day of October, 2004.

My Commission Expires: 8-4-05

Notary Public

**TO HAVE AND TO HOLD** the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

**IN WITNESS WHEREOF**, the Grantors have caused this Deed to be executed this **19th** day of **October, 2004**.

**Jon D. Reynolds**

**Kristina M. Reynolds**

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Jon D. Reynolds and Kristina M. Reynolds, husband and wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **19th** day of **October, 2004**.

**Notary Public**
**My Commission Expires:** 1/28/2006

CINDY S. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 28, 2006

File No. 0410-173.wd