WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/18/06 14:27 2 pgs
Fees:13.00 Taxes:499.13
20060418-0044396

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRANSFER IS $104,900.00

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 16TH DAY OF MARCH, 2006

NOTARY PUBLIC

MY COMMISION EXPIRES 3/17/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC **109 CUDE LANE MADISON TN 37115**

Address New Owner(s) As Follows: Connie McDonald and husband, Montagne McDonald	Send Tax Bills To:	Map and Parcel Number:
604 Selsey Ct.	SAME	64-16-O-C-29-CO
Hermitage, TN 37076		
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN 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, **Jason P. Piccione and wife, Katherine F. Piccione**
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **Connie McDonald and husband, Montagne McDonald**
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** County, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 110 on the Plan of Section One, Wembley Downs, of record in Plat Book 7900, Page 301, said Register's Office.
SAID Lot No. 110 fronts 38.50 feet on the easterly margin of Selsey Court North and extends back 100.00 feet on the northerly line and 100.00 feet on the southerly line to a dead line in the rear measuring 38.50 feet thereon.

Being the same property conveyed to Jason P. Piccione and wife, Katherine F. Piccione by Warranty Deed from Hugh B. Brooks as Trustee and individually and Carolyn B. Brooks, as Trustee and individually dated 03/07/01 and filed for record on 03/23/01 in Instrument # 20010323-0028243, and corrected in Instrument # 20020823-0102058, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in the Plan of Record in Plat Book 7900, page 301, said Register's Office.

Subject to Charter for HOA in Book 8404, page 718, said Register's Office.

Subject to Storm Water Detention Agreement in Book 8313, page 669, said Register's Office.

Subject to QCD for common areas to HOA in Book 8405, page 408, said Register's Office.

Subject to PUD Boundary in Book 8250, page 6, said Register's Office.

Subject to restrictions of record in Plat Book 8304, page 623, Book 8447, page 633, Book 8587, page 268, Book 8646, page 529, and Book 8797, page 915, said Register's Office.

Subject to By Laws of record in Book 8304, Page 623, and Book 9522, page 349, said Register's Office.

( )Unimproved
This is (X)Improved property known at: **604 Selsey Ct.**
Hermitage, TN 37076

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 not 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 unemcumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever 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 **16th** day of March 2006

Jason P. Piccione

Katherine F. Piccione

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Lisa Vaske a Notary Public in and for said County and State, the within named bargainor they, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Gallatin
This 20 day of March, 2006

LISA M. VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY

Notary Public

My Commission Expires: 3/17/07