Davidson County DEEDWARR
Recvd: 08/31/06 13:35 2 pgs
Fees:13.00 Taxes:595.70

20060831-0107846

State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $161,000.00.

George E Williamson
Affiant

Subscribed and sworn to before me this 28th day of August, 2006.

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

Notary Public: Devon J. Sutherland
My Commission Expires: 12/09/08

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
George E. Williamson 880 Bishopsgate Drive Antioch, TN 37013	New Owner	149-2-O-B-117-CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jace N. Thielen**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **George E. Williamson, married**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 175 on the Plan of Piccadilly Square, Phase II, of record in Plat Book 6250, Pages 92, 93 and 94, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Jace N. Thielen and wife, Jodie A. Thielen by Warranty Deed from Jeffrey A. Joachim and wife, Tammie D. Joachim, dated June 20, 1997, recorded June 24, 1997, in Book 10503, Page 439, Register's Office for Davidson County, Tennessee, thence to Jace N. Thielen by Quitclaim Deed from Jodie A. Thielen, dated August 28, 2001, recorded September 25, 2001, in Instrument Number 20010925-0103458, Register's Office for Davidson County, Tennessee.

Jodie A. Thielen, wife of Jace N. Thielen, joins in to convey any and all marital rights, title and interest to the above referenced property.

Subject to any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the 2006 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 6250, Page 92, 94 and 94, Register's Office for Davidson County, Tennessee.

This property is a part of a Planned Unit Development, subject to rights of others in and to common areas/elements, subject to lien for special assessment contained in DCCR's/Master Deed.

Restrictive Covenants of record in Book 6236, Page 683, Book 6236, Page 730 and Book 6355, Page 322 and 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.

Informational Brochures of record in Book 6236, Page 726, amended in Book 6295, Page 596, Book 6295, Page 602 and Book 6300, Page 439, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 6236, Page 708, amended in Book 6295, Page 572, Book 6295, Page 580, Book 6295, Page 588 and Book 6300, Page 431, Register's Office for Davidson County, Tennessee.

Article of Incorporation of Charter for Homeowners Association of record in Book 6236, Page 703, amended in Book 6295, Page 548, Book 6295, Page 556, Book 6295, Page 564, Book 6300, page 423 and Book 7288, Page 964, Register's Office for Davidson County, Tennessee.

Charter for Homeowners Association of record in Book 7288, Page 963, Register's Office for Davidson County, Tennessee.

Easement for Water Mains easement set forth in the instrument recorded in Book 7883, Page 250, Register's Office for Davidson County, Tennessee.

Sanitary Sewer easement set forth in the instrument recorded in Book 6186, Page 238, Register's Office for Davidson County, Tennessee.

Sanitary Sewer easement set forth in the instrument recorded in Book 6251, Page 616, Register's Office for Davidson County, Tennessee.

Sanitary Sewer easement set forth in the instrument recorded in Book 6271, Page 187, Register's Office for Davidson County, Tennessee.

Sanitary Sewer easement set forth in the instrument recorded in Book 6331, Page 481, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 880 Bishopsgate Road, Antioch, TN 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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 28th day of August, 2006.

Jace N. Thielen

Jodie A. Thielen

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Jace N. Thielen and Jodie A. Thielen, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of August, 2006.

Commission Expires: 12/09/08

Notary Public: Devon A. Sutherland

DEVON SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, TN 37075