WARRANTY DEED

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Davidson County DEEDWARR
Recvd: 09/19/08 15:38 3 pgs
Fees:18.00 Taxes:591.63
20080919-0096015

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$159,900.00.**

Affiant

Subscribed and sworn to before me this 17 day of Sept, 2008.

Notary Public
My Commission expires: 4.15.12
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kimberly D. McKissack	Realty Mortgage Corporation	149-01-0-B-075.00CO
4736 Billingsgate Road	7000 Executive Center Drive, Suite 200	
Antioch, TN 37013	Brentwood, TN 37027	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Marsha Pieroni**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kimberly D. McKissack**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Unit No. 264 on the plan of Phase III, Piccadilly Square, of record in Book 6250, page 892, 893 and 894, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Les Lazarus and Dan Heichelbech, by deed from Deutsche Bank National Trust Company, on May 29, 2008, of record in Instrument Number 20080610-0059543, Register's Office for Davidson County, Tennessee. And further conveyed to Marsha Pieroni by Quitclaim Deed from Les Lazarus and Dan Heichelbech on May 30, 2008 of record in Instrument Number 20080610-0059544, said Register's Office. Further conveyed to Marsha Pieroni by Quitclaim Deed from Dan Heichelbech of record in Instrument Number 20080919-0095643, said Register's Office.

The property is subject to the following:

- Taxes and assessments for the year 2008 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 149-01-0-B-075.00CO.
- Subject to all matters as shown on the Plan of record in Book 6250, page 892, 893 and 894, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6236, page 683; and Book 6306, page 833; and Book 6496, page 100; and Book 6496, page 114; and Book 6830, page 739; and Book 8083, page 386; and Book 6300, page 409; and Book 6355, page 322; and Book 6518, page 184; and Book 6518, page 190, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 6295, page 548; and Book 6300, page 423; and Book 6295, page 556; and Book 7778, page 366; and Book 6295, page 564; and Book 6236, page 680; and Book 6295, page 503, Register's Office for Davidson County, Tennessee.
- Information Brochure of record in Book 6295, page 596; and Book 6295, page 602; and Book 6300, page 439, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6295, page 572; and Book 6295, page 580; and Book 6295, page 588; and Book 6300, page 431, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4736 Billingsgate Road, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this September 17, 2008.

Marsha Pieroni

Marsha Pieroni

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Marsha Pieroni** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 17, 2008

My commission expires 4.15.12

Elizabeth Maison

Notary Public



I, Liz Maison, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Liz Maison
Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M. Davis, a notary public for this county and state, Liz Maison, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Daphne M Davis
Notary's Signature

DAPHNE M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 11-14-09

(Seal)