Davidson County DEEDWARR
Recvd: 03/09/09 10:51 2 pgs
Fees:13.00 Taxes:497.65

20090309-0020590

This Instrument Was Prepared By:
Mooreland Title Company, LLC
7123 Crossroads Boulevard, Suite A
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $134,500.00.

Affiant

Subscribed and sworn to before me, this 6th day of March, 2009.

Notary Public

My Commission Expires:_____

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Address New Owner:	**Send Tax Bill To:**	**Map & Parcel:**
Carla D. Warren 4648 Billingsgate Road Antioch, TN 37013	Fifth Third Mortgage Company 5050 Kingsley Drive Cincinnati, Ohio 45263	149-01-B-99.CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Terry D. Brearley and wife, Charlotte S. Brearley,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Carla D. Warren, Unmarried**, hereinafter called the Grantee, her heirs and assigns, a certain parcel of land in Davidson, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 240 on the Final P.U.D. Plan of Phase III, Piccadilly Square, of record in Book 6250, Pages 892, 893 and 894, as amended by Instrument of record in Book 7255, Page 565, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Terry D. Brearley and wife, Charlotte S. Brearley by deed from Marilyn G. Putnam, dated May 25, 2995 of record in Book 9682, Page 107, Register's Office for Davidson County, Tennessee..

This conveyance in made subject but not limited to the following:

1. By-Laws of record in Book 6236, Page 708; Book 6295, Page 572; Book 6295, Page 580; Book 6295, Page 588; Book 6300, Page 431; Book 6295, Page 520; Book 6295, Page 534; Book 6295, Page 548; Book 6295, Page 556; Book 6295, Page 564; Book 6300, Page 409, re-recorded in Book 6306, Page 833; Book 6496, Page 100; Book 6496, Page 107; Book 6496, Page 114; Book 6518, Page 184; Book 6518, Page 190; Book 6830, Page 739, Register's Office for Davidson County, Tennessee.
2. Charter of Homeowner's Association of record in Book 6236, Page 703; Book 6300, Page 423; Book7288, Page 963 and Book 6300, Page 439, Register's Office for Davidson County, Tennessee.
3. Subject to all matters on plat of record in Plat Book 6250, Pages 892, 893 and 894 and as amended in Plat Book 7255, Page 565, Register's Office for Davidson County, Tennessee.
4. Sanitary Sewer and/or Storm drainage easement and any temporary construction easements of record in Book 6186, Page 238 and Book 6251, Page 616, Register's Office for Davidson County, Tennessee.
5. Utility Easement contained in Instrument of record in Book 6298, Page 491, Register's Office for Davidson County, Tennessee.
6. Conveyance of sewer mains of record in Book 6530, Page 819, Book 6530, Page 823, Book 6846, Page 653 and Book 7748, Page 432, Register's Office for Davidson County, Tennessee.
7. Conveyance of Water mains of record in Book 6846, Page 606 and Book 7748, Page 478, Register's Office for Davidson County, Tennessee.
8. Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 7883, Page 280, Register's Office for Davidson County, Tennessee.
9. Storm Water Detention Agreement of record in Book 6782, Page 518, Register's Office for Davidson County, Tennessee.
10. ovenants Conditions and Restrictions for Piccadilly Square of record in Book 6236, Page

683, as amended in Book 6295, Page 506; Book 6295, Page 520; Book 6295, Page 534; Book 6300, Page 409 as re-recorded in Book 6306, Page 833; Book 6496, Page 100; Book6496, Page 107; Book 6496, Page 114; Book 6518, Page 184 and Book 6518, Page 190, Register's Office for Davidson County, Tennessee.

11. Document of Clarification of record in Book 6830, Page 739, Register's Office for Davidson County, Tennessee.
12. Information Brochure for Piccadilly Square Homeowners Association of record in Book 6236, Page 726, as amended in Book 6295, Page 596; Book 6295, Page 602 and Book 6300, Page 439, Register's Office for Davidson County, Tennessee.
13. All assessments and taxes due in 2009 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 4648 Billingsgate Road, Antioch, TN 37013.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 6th day of March, 2009.

Terry D. Brearley

Terry D. Brearley

Charlotte S. Brearley

Charlotte S. Brearley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Terry D. Brearley and wife, Charlotte S. Brearley,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at Brentwood, TN, this 6th day of March, 2009.

Linda J. Ott

Notary Public

My Commission Expires: 1-20-10

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.