BILL GARRETT, Davidson County
Trans:T20090063431 DEEDWARR
Recvd: 09/16/09 13:32 3 pgs
Fees:18.00 Taxes:462.50
20090916-0086537

THIS INSTRUMENT PREPARED BY: Deborah F Honeycutt
200 Hamden Rd.
Annandale, NJ 08801

ADDRESS NEW OWNER:
Oscar E. Perdue and wife
Wallicia M. Perdue
512 Eversholt Court
Antioch, Tennessee 37013

SEND TAX BILL TO:
Robert A. Ronquist
200 Hamden Road
Annandale, NJ 08801

MORTGAGEE:
Robert A. Ronquist
200 Hamden Road
Annandale, NJ 08801

MAP: 149
GROUP: 010 B
PARCEL: 28.00.00C0

WARRANTY DEED

FOR AND INCONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, Deborah F. Honeycutt, a single woman, hereinafter called the GRANTOR, has bargained and sold and by these presents, transfer and convey unto Oscar E. Perdue and wife Wallicia M. Perdue, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No.309, on the Plan of Phase III, Piccadilly Square, a Planned Unit Development, of record in Plat Book 6250, page 892, 893 and 894, Register's Office for said County to which plan reference is hereby made for a more complete and accurate legal description. There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of PICCADILLY SQUARE, as said areas are set forth and defined in Restrictions of record in Book 6236, page 683, amended in Book 6295, pages 506, 520, 534, 548, 556, 564, 572. 580, 588, 596 and 602; Book 6300, pages 423, 431, 439, and 409, re-recorded in Book 6306, pages 833 and Book 6496, pages 100, 107,and 114; and Book 6518, pages 184 and 190, clarified in Book 6830, page 739; and Charter of record in Book 7288, page 963; Register's Office for Davidson County, Tennessee to which reference is hereby made for more particulars.
>
> Being the same property conveyed to Charles H. Weathers, a single man and Deborah F. Honeycutt, a single woman, by Warranty Deed from Roy Forkum of record in Instrument No.20020124-0010359, Register's Office for Davidson County, Tennessee and by Quitclaim Deed from Charles H. Weathers, a single man to Deborah F. Honeycutt, a single woman, of record in Instrument No. 20020613-0072143, Register's Office for Davidson County, Tennessee.
>
> **This is improved property known as 512 Eversholt Court, Antioch, Tennessee.**

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1.) Taxes resulting from supplemental revised or corrected assessments under T.C.A. Section 67-5-603, et.seq.

2.) Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

3.) Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 6250, page 892, 893, and 894, said Register's Office.

4.) Subject to restrictive covenants contained in an instrument of record in Book 6236, page 683, amended in Book 6295, pages 506, 520, 534, 548, 556, 564, 572, 580, 588, 596, and 602; Book 6300, pages 423, 431, 439, and 409; re-recorded in Book 6306, page 833 and Book 6496, pages 100, 107, and 114; and Book 6518, pages 184 and 190, clarified in Book 6830, page 739; and Charter of record in Book 7288, page 963; Register's Office for Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

5.) The policy(s) which may be issued in connection with this Commitment shall not provide any insurance as to the exact acreage or quantity of land contained in the insured tract. Subject to any Homeowner Association dues and/or fees, if any, of record in Register's Office for said County.

6.) Subject to any Homeowner Association dues and/or fees, if any, of record in Register's Office for said County.

7.) Subject to Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which are accurate an complete survey would disclose.

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 GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein setout and GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 22nd day of August, 2009.

Deborah F. Honeycutt

STATE OF NEW JERSEY)
COUNTY OF HUNTERDON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Deborah F. Honeycutt, the bargainor, which whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of Aug., 2009.

NOTARY PUBLIC

JOHANNA E. MONDA
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 7/9/2012

JOHANNA E. MONDA NOTARY PUBLIC NEW JERSEY

STATE OF TENNESSEE)
COUNTY OFDAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $125,000.00.

AFFIANT

Subscribed and sworn to before me on
this 1st day of September, 2009.

NOTARY PUBLIC

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds