WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110072355 DEEDWARR
Recvd: 11/16/11 10:32 2 pgs
Fees:13.00 Taxes:262.70
20111116-0089449

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF NOVEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: July 29, 2013.
(AFFIX SEAL)

TAHIRA J. PYSHER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clarisse T. Blades and Christopher Monroe	WR Starkey Mortgage, LLP	149-2-B-141.00
(NAME)	(NAME)	
928 Strand Fleet Drive	5055 W. Park Blvd., Ste. 300	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Plano, TX 75093	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Sonya Hayes, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clarisse T. Blades, an unmarried woman and Christopher Monroe, an unmarried man, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 199B, on the Plan of Zone Lot Division, Lots 181 Thru 186, 192 thru 202, Piccadilly Square, Phase II, as shown by plat appearing of record in Plat Book 6900, page 14, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Sonya Hayes, unmarried, by deed of record in Instrument Number 20040803-0092934, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Zone Lot Division, Lots 181 Thru 186, 192 thru 202, Piccadilly Square, Phase II, as shown by plat appearing of record in Plat Book 6900, page 14, Register's Office of Davidson County, Tennessee. This conveyance is subject to the following: Declaration of Covenants, Conditions and Restrictions of record in Book 6236, page 683 and amended in Book 6300, page 409, and re-recorded in Book 6306, page 833, and amended in Book 6496, page 114, Book 6496, page 100, Book 6496, page 107, Book 6518, page 184 and Book 6518, page 190; By-Laws of record in Book 6236, page 708 and amended in Book 6295, page 572, Book 6295, page 580, Book 6295, page 588 and Book 6300, page 431; Charter for Piccadilly Square Homeowners' Association of record in Book 7288, page 963; Articles of Incorporation of record in Book 6236, page 703, Book 6295, page 548, Book 6295, page 564, Book 6300, page 423 and Book 6300, page 439; Information Brochure of record in Book 6236, page 726; Document of Clarification of record in Book 6236, page 726, as amended in Book 6295, page 596, Book 6295, page 602 and in Book 6830, page 739; Easement for water mains and appurtenances of record in Book 7883, page 280; Easement for Sanitary Sewer and/or Storm Drainage of record in Book 10435, page 902; all matters shown on plat of record in Plat Book 6900, page 14; all in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 928 Strand Fleet Drive, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. 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 9th day of November, 2011.

Sonya Hayes

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sonya Hayes, 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 and official seal at Franklin, Tennessee this 9th day of November, 2011.

Commission expires: July 29, 2013

Tahira J. Pyszka Notary Public

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013