WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/21/12 15:01 2 pgs
Fees:13.00 Taxes:351.50
20121221-0118038

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$95,000.00.

Affiant

Subscribed and sworn to before me this 19th day of Dec, 2012

Notary Public
My Commission expires: 1-6-2015
(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:
Paul B. Aponte	Paul Aponte	149-02-0-A-051.00CO
1213 Lambeth Way	202 Bramley Pl.	
Antioch, TN 37013	Franklin, TN 37069	

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, **Mark Hamilton**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Paul B. Aponte and spouse, Rose Marie Aponte**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 81 on the plan of Picadilly Square, Phase 1, of record in Book 5200, page 720, 721 and 722, 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 Mark Hamilton, by deed from Secretary of Veterans Affairs, on June 29, 2012, of record in Instrument Number 201207190063484, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 5200, page 720, 721 and 722, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6236, page 683 - 733, as amended in Book 6295,p ages 506, 520, 534; and Book 6300, page 409, as re-recorded in Book 6309, page 833; Book 6496, page 100; Book 6496, page 107; Book 6496, page 114; 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; Book 6295, page 556; Book 6295, page 564; Book 6300, page 423, Register's Office for Davidson County, Tennessee.
- By-Laws of record 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.
- Deed of Correction for Piccadilly Square HOA of record in Book 5295, page 503, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and Storm Drainage Easements of record in Book 6186, page 238; Book 6251, page 616; Book 6298, page 491, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Book 6496, page 99, Register's Office for Davidson County, Tennessee.
- Deed to Metropolitan Government of record in Book 6530, page 819; and Book 6530, page 823, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1213 Lambeth Way, 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 December 19, 2012.

Mark Hamilton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and Official Seal at office this December 19, 2012

My commission expires: 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY