(1)

WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $99,800.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 11TH DAY OF JANUARY, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 12-04940 OLALDE

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jose Olalde	Same	149020B07100CO
805 Bishopsgate Road		
Antioch, TN 37013		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BISHOPSGATE PROPERTIES, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JOSE OLALDE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 805 Bishopsgate Road, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand on the ~~11th~~ 10th day of January, 2013.

Bishopsgate Properties, LLC

BY: ~~Shawna Johannsen~~, Successor Trustee of the Lillie Frances Gaydou Revocable Trust, Member

Shawna Johannsen, Successor Trustee of the Lillie Frances Gaydou Revocable Trust, Member

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF ~~WILLIAMSON~~ COLLIN

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, BISHOPSGATE PROPERTIES, LLC, the bargainor(s), 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 ~~11th~~ PLAND TEXAS 10th day of January, 2013.

Notary Public

My Commission Expires: 9-11-2015

B. SANDLER
Notary Public
STATE OF TEXAS
Commission Expires 09/11/2015

BILL GARRETT, Davidson County
Trans:T20130003455 DEEDWARR
Recvd: 01/14/13 09:16 2 pgs
Fees:13.00 Taxes:369.26

20130114-0004070

12-04940 OLALDE

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 124, PHASE II, PICCADILLY SQUARE, as shown on plat of record in Plat Book 6520, Pages 92, 93 & 94, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Bishopsgate Properties, LLC by Quitclaim Deed from Fran Gaydou, and husband, C.R. Gaydou, recorded on the 30th day of June, 2006 in Instrument No. 20060630-0078514, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE II, PICCADILLY SQUARE, as recorded in Plat Book 6520, Page(s) 92, 93 & 94, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6236, Page 683 as amended in Book 6295, Page 506, Book 6295, Page 520, Book 6295, Page 534, Book 6300, Page 409, Book 6306, Page 833, Book 6355, Page 322, Book 6496, Page 100, Book 6496, Page 107, Book 6496, Page 114, Book 6518, Page 184, Book 6518, Page 190, Book 6830, Page 739 and Book 8083, Page 386 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws recorded in Book 6236, Page 708, Book 6295, Page 572, Book 6295, Page 580, Book 6295, Page 588 and Book 6300, Page 431.

f. Terms and provisions of the Articles of Incorporation of Piccadilly Square Homeowners' Association , recorded in Book 6236, Page 703 as amended in Book 6295, Page 548, Book 6295, Page 556, Book 6295, Page 564, Book 6300, Page 423, Book 7288, Page 964 and Book 7288, Page 963.

g. Easement for utility, recorded in Book 6298, Page 491.

h. Easement for sanitary sewer, recorded in Book 6846, Page 653 and Book 6530, Page 819.

i. Easement for sanitary sewer/storm drainage, recorded in Book 6186, Page 238, Book 6251, Page 616, Book 6271, Page 187 and Book 6331, Page 481.

j. Easement for water main, recorded in Book 6846, Page 606.

k. Information Brochure as set forth in instrument recorded in Book 6236, Page 726 as amended in Book 6295, Page 596, Book 6295, Page 602 and Book 6300, Page 439.

l. Rights of other parties in and to a family burial ground as noted in Book 854, Page 73, located on the land, including the right of ingress, egress, maintenance of such site and burial rights.

m. Construction Agreement as set forth in instrument recorded in Book 6455, Page 33.