This Instrument Prepared By:
HOWARD W. WILSON, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

From Information Furnished by the Parties

MAP/GROUP/PARCEL 149-2B-69

BILL GARRETT, Davidson County
Trans:T20130094739 DEEDWARR
Recvd: 11/06/13 09:37 2 pgs
Fees:13.00 Taxes:540.20

20131106-0115011

NAME & ADDRESS OF NEW OWNER:
Patrick L. McKanna
813 Bishopsgate
Antioch, TN 37013

SEND TAX BILLS TO:
CMG Mortgage, Inc.
3160 Crow Canyon Road, Ste 400
San Ramon, CA 94583

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **LINDA L. HUSKEY, MARRIED, WHO ACQUIRED TITLE AS LINDA LAWRENCE,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **PATRICK L. MCKANNA, SINGLE,** "Grantee(s)", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

BEING all of Lot No. 126, Final P.U.D. Plan, Planned Unit Development, Phase II, Piccadilly Square, according to plat and survey of same appearing of record in Plat Book 6250, page 92, 93, 94, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Linda Lawrence, by Warranty Deed from Alvernica Whitfield, dated 01/24/1997, appearing of record in Book 10332, page 512, of the Register's Office of Davidson County, Tennessee. The said Linda Lawrence having since married and is now known as Linda L. Huskey.

THIS CONVEYANCE IS SUBJECT TO:

By-Laws of Piccadilly Square, of record in Book 6236, page 708; Book 6295, page 572; Book 6295, page 580; Book 6295, page 588; Book 6300, page 431; Sanitary Sewer and/or Storm Drainage Easement of record in Book 6186, page 238 and Book 6251, page 616.; Utility Easement to Woodbury Utility District of record in Deed Book Book 6298, page 491; Stormwater Detention Agreement of record in Book 6782, page 518; Conveyance of Additional Open Space in Book 6496, page 99; Restrictive Covenants of record in Book 6236, page 680 and Amended in Book 6295, page 506; Book 6295, page 520; Book 6295, page 534; Book 6300, page 409 and Re-Recorded in Book 6306, page 833; Book 6496, page 100; Book 6496, page 114; Book 6518, page 184; Book 6518, page 1190; Articles of Organization of Piccadilly Square of record in Deed Book Book 6236, page 703 and Amended in Book 6295, page 548; Book 6295, page 556; Book 6295, page 564; Book 6300, page 423; Information Brochure of record in Book 6236, pae 726 and Amended in Book 6295, page 596; Book 6295, page 602; Book 6300, page 439; Conveyances to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services of record in Book 6530, page 819; Book 6530, page 823; Book 6846, page 653; Book 6846, page 606; Deed of Correction of Piccadilly Square Homeowner's Association in Book 6295, page 503; all in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

Glenn D. Huskey, husband and Linda L. Huskey, joins in the execution of this instrument for the purposes of conveying his marital interests, if any, in subject property.

This is improved property known as 813 Bishopsgate Rd., Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that she is lawfully seized and possessed of said parcel of real estate, and that she has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2013 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 25 day of OCTOBER, 2013.

Linda L. Huskey
Linda L. Huskey

Glenn D. Huskey
Glenn D. Huskey

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Linda L. Huskey and Glenn D. Huskey, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, at office this the 25 day of OCTOBER, 2013.

PATRICIA L. HURTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Patricia L Hurtt
NOTARY PUBLIC

My Commission Expires: 6.18.17

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $146,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kelly Dorsey
AFFIANT

Sworn to and subscribed before me this 25 day of OCTOBER, 2013.

PATRICIA L. HURTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Patricia L Hurtt
NOTARY PUBLIC

My Commission Expires: 6.18.17