WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/03/15 09:23 2 pgs
Fees:13.00 Taxes:484.70
20150203-0009865

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $131,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of January, 2015.

Notary Public

My commission expires: 8/5/18

(AFFIX SEAL)

ANDREW H. ALONE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Edward C. Stevenson, II	Primelending	**Map 149 01 0 B Parcel 064.00co**
820 Billingsgate Court	18111 Preston Rd., Suite 900	
Antioch, Tennessee 37013	Dallas, TX 75252	

FOR AND IN 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,

Arturo Mariscal and wife, Maria T. Mariscal

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

Edward C. Stevenson, II and Jhtashia L. Stevenson, Husband and Wife

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 Lot No. 273, on the Plan of Piccadilly Square, as of record in Book 6250, Pages 892 thru 894, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Arturo Mariscal and wife, Maria T. Mariscal, by Cash Deed from Mel Martinez, Secretary of Housing and Urban Development of Washington, D.C., of record in Instrument No. 20021025-0130709, Register's Office for Davidson County, Tennessee.

Conveyance of the above reference property is subject to the following: The Plan of record in Book 6250, Pages 892, 893, and 894, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein; Declaration of Covenants, Conditions and Restrictions of Piccadilly Square of record in Book 6236, Page 683, and amended in Book 6295, Pages 506, 520, and 534, in Book 6300, Page 409, re-recorded in Book 6306, Page 833, further amended in Book 6496, Pages 100, 107, and 114, and in Book 6518, Pages 184 and 190, and in Book 6830, Page 739, Register's Office for Davidson County, Tennessee; By-Laws of Piccadilly Square Homeowners Association, Inc., of record in Book 6236, Page 708, and amended in Book 6295, Page 572, in Book 6295, Page 580, in Book 6295, Page 588, and in Book 6300, Page 431, Register's Office for Davidson County, Tennessee; Articles of Incorporation of Piccadilly Square Homeowners Association of record in Book 6236, Page 703, and amended in Book 6295, Pages 548, 556, and 564, and in Book 6300, Page 423, Register's Office for Davidson County, Tennessee; Information Brochure for Piccadilly Square Homeowners Association of record in Book 6236, Page 726, and amended in Book 6295, Pages 596 and 602, and in Book 6300, Page 439, Register's Office for Davidson County, Tennessee; Charter of Piccadilly Square Homeowners Association of record in Book 7288, Page 963, Register's Office for Davidson County, Tennessee; Declaration of Restrictive Covenants of record in Book 6355, Page 322, Register's Office for Davidson County, Tennessee; Conveyance of Open Space to Piccadilly Square Homeowners Association of record in Book 7778, Page 366, in Book 6236, Page 680, and corrected in Book 6295, Page 503, Register's Office for Davidson County, Tennessee; Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6186, Page 238, in Book 6251, Page 616, and in Book 10435, Page 902, Register's Office for Davidson County, Tennessee; Grant of Utility Easement of record in Book 6298, Page 491, Register's Office for Davidson County, Tennessee; Easement for Water Mains of record in Book 7883, Page 280, Register's Office for Davidson County, Tennessee; Storm Water Detention Agreement of record in Book 6782, Page 518, Register's Office for Davidson County, Tennessee; One half acre reserved for a graveyard, together with righ of ingress and egress thereto, of record in Book 854, Page 73, said Register's Office.

This is improved (__X__) Unimproved (____) property, known as **820 Billingsgate Court, Antioch, Tennessee 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 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/our hand(s) this 29 day of January, 2015.

Arturo Mariscal

Maria T. Mariscal

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Arturo Mariscal and Maria T. Mariscal,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29 day of January, 2015.

Notary Public

My Commission Expires:

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

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, Jennifer Pierce, 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: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY