THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15043870** BILL GARRETT, Davidson County Trans:T20150045804 DEEDWARR Recvd: 06/10/15 12:32 2 pgs Fees:13.00 Taxes:518.00 20150610-0054790	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $140,000.00. Affiant Subscribed and sworn to before me, this 8th day of June, 2015. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: James Victory and Cacy Victory 1109 WOBURN WAY Antioch TN 37013-1730	Send Tax Bills To: ~~New Owner~~ FNM Bank 50 Franklin Street Clarksville, TN 37040	Tax Information: Tax Parcel ID No. 149-02-0A-041.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nita F. Velo, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeff Victory and Cacy Victory, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 41, PHASE 1, PICCADILLY SQUARE, as shown on plat of record in Plat Book 5200, Pages 720, 721 and 722, 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 Nita F. Velo by Warranty Deed from Jonathan Swift and wife, Naomi Swift, recorded on the 26th day of June, 2007 in Instrument No. 20070626-0076110, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 1, PICCADILLY SQUARE, as recorded in Plat Book 5200, Page(s) 720, 721 and 722.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6236, Page 683, Book 6295, Page 506, Book 6295, Page 520, Book 6295, Page 534, Book 6295, Page 572, Book 6295, Page 580, Book 6295, Page 588, Book 6295, Page 596, Book 6295, Page 602, Book 6300, Page 403, Book 6300, Page 431, Book 6306, Page 833, Book 6496, Page 100, Book 6496, Page 107, Book 6496, Page 114, Book 6518, Page 184, Book 6518, Page 190 and Book 6830, Page 739.

Charter of Piccadilly Square Homeowners Association recorded in Book 7288, Page 963.

Easement for Sanitary Sewer, recorded in Book 6186, Page 238, Book 6251, Page 616, Book 6271, Page 187 and Book 6331, Page 481.

Easement for Power Line, recorded in Book 6298, Page 491.

Conveyance of common area recorded in Book 6236, Page 680 and Book 6295, Page 503.

This is improved property located at 1109 WOBURN WAY Antioch TN 37013-1730

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of June, 2015.

Nita F. Velo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nita F. Velo, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of June, 2015.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018