WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150082655 DEEDWARR
Recvd: 09/29/15 09:53 2 pgs
Fees: 13.00 Taxes: 303.40
20150929-0098654

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$82,000.00.**

Affiant

Subscribed and sworn to before me this 28 day of Sept, 2015

Notary Public
My Commission expires: 11-3-15
(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:
Lisa Dawn Goldthread	Movement Mortgage, LLC	149-2-0B-150.00CO
923 Strand Fleet Drive	841 Seahawk Circle	
Antioch, TN 37013	Virginia Beach, VA 23452	

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, **Myetta N. Mansfield, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Lisa Dawn Goldthread, a single woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 182-B on the Plan of Zone Lot Division of Lots 181 thru 186, 192 and 196 thru 202, PICCADILLY SQUARE, PHASE II, of record in Plan Book 6900, Page 14, Register's Office for Davidson County, Tennessee, for which reference is hereby made for a more complete description of same.

Being the same property conveyed to Myetta N. Mansfield, unmarried from Stephen Talley, unmarried by Warranty Deed on December 9, 2009, of record in Instrument Number 20091211-0113282, Register's Office for Davidson County, Tennessee.

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

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 6900, Page 14, amending Plat Book 6250, Page 93, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6236, Page 683, amended in Book 6295, Page 506; Book 6295, Page 520; Book 6295, Page 564; Book 6300, Page 409; Book 6306, Page 833; Book 6496, Page 100; Book 6496, Page 107; Book 6496, Page 114; Book 6518, Page 184; Book 6518, Page 190; Book 6355, Page 322; Book 6900, Page 14 and Book 6830, Page 739, Register's Office for Davidson County, Tennessee.
- Amendments to Information Brochure of record in Book 6295, Page 596; Book 6295, Page 602 and Book 6300, Page 409, Register's Office for Davidson County, Tennessee.
- By-Laws of Piccadilly Square Homeowner's Association, Inc., of record in Book 6295, Page 572, as amended in Book 6295, Page 580; Book 6295, Page 588 and Book 6300, Page 431, Register's Office for Davidson County, Tennessee.
- Deed conveying the open space to Piccadilly Square Homeowner's Association, Inc., of record in Book 6295, Page 503 and Book 6496, Page 99, Register's Office for Davidson County, Tennessee.
- Charter of Piccadilly Square Homeowner's Association, Inc., of record in Book 6295, Page 548; Book 6295, Page 556; Book 6295, Page 564; Book 6300, Page 423 and Book 7288, Page 963, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Book 6186, Page 259; Book 6251, Page 616; Book 6530, Page 819; Book 6530, Page 819; Book 6530, Page 823; Book 6846, Page 606; Book 6846, Page 653; Book 6782, Page 518; Book 6298, Page 491 and Book 854, Page 73, Register's Office for Davidson County, Tennessee.
- Easement for flow of creeks.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **923 Strand Fleet Drive, 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 September 25, 2015.

Myetta N. Mansfield

STATE OF TENNESSEE
COUNTY OF Davidson

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

WITNESS my hand and Official Seal at office this September 25, 2015

Notary Public

My commission expires 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Return to:
Limestone Title + Escrow
2483 Jackson Meadows Dr
Hermitage TN 37076