BILL GARRETT, Davidson County
Trans:T20150104401 DEEDWARR
Recvd: 12/10/15 11:19 2 pgs
Fees:13.00 Taxes:510.60
20151210-0124346

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Yessenia M. Cardenas
540 Piccadilly Row
Antioch, TN 37013

MORTGAGEE
Bank of America
4500 Amon Carter Blvd.
Fort Worth, TX 76155

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 149-02-0A
PARCEL 085.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Nathan Clariday, married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Yessenia M. Cardenas, a married woman,** 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. 115 on the plan of Planned Unit Development Phase 1, Piccadilly Square, as of record in Plat Book 5200, Pages 720, 721, and 722, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nathan Clariday by Quitclaim Deed from Daryl Spicer, dated June 24, 2015, of record in Instrument No. 20150624-0060382, Register's Office for Davidson County, Tennessee.
Spouse does not join in this conveyance as this is not their primary residence.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants and Restrictions of Piccadilly Square of record in Book 6236, Page 683, as amended in Book 6236, Page 730, Book 6295, Page 506, Book 6295, Page 520, Book 6295, Page 534, Book 6300, Page 409 and re-recorded in Book 6306, Page 833; amended in Book 6496, Page 100, Book 6496, Page 107, Book 6496, Page 114, Book 6518, Page 184, and Book 6518, Page 190; Declaration of Restrictive Covenants of record in Book 6355, Page 322; Document of Clarification of record in Book 6830, Page 739; Information Brochure for Piccadilly Square Homeowners Association of record in Book 6236, Page 726 as amended in Book 6295, Page 596, Book 6295, Page 602, and Book 6300, Page 439; By-Laws of the Piccadilly Square Homeowners Association of record in Book 6236, Page 708, as amended in Book 6295, Page 572, Book 6295, Page 580, Book 6295, Page 588, and Book 6300, Page 431; Articles of Incorporation of record in Book 6236, Page 703, Book 6295, Page 548, Book 6295, Page 556, Book 6295, Page 564, and Book 6300, Page 423; Certificate of Articles of Incorporation of record in Book 7288, Page 963; Deeds of Conveyance to Metropolitan Government of record in Book 6530, Pages 819 and 823; Utility easement to Metropolitan Government of record in Book 6298, Page 491; Easements for sanitary sewer/storm drainage of record in Book 10435, Page 902, Book 6298, Page 391, Book 6186, Page 238, Book 6251, Page 616, and Book 6530, Page 819; Quitclaim Deed for common areas of record in Book 6236, Page 680, Book 6295, Page 503, Book 6496, Page 99, and Book 7778, Page 336; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 5200, Page's 720, 721, and 722, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **540 Piccadilly Row 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 Grantees, their heirs and assigns, forever; and we do covenant with 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 our hands this 8th day of December, 2015.

Nathan Clariday

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Nathan Clariday, married, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of December, 2015.

NOTARY PUBLIC

DEE ROBINSON NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.5.16

STATE OF Tennessee
COUNTY OF ~~Wilson~~ Williamson
on

The actual consideration or value, whichever is greater for this transfer is $138,000.00.

AFFIANT

Subscribed and sworn to before me this 8th day of December, 2015.

NOTARY PUBLIC

STEPHANIE MCPEAKE NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: January 11, 2017