WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160042844 DEEDWARR
Recvd: 05/23/16 09:13 2 pgs
Fees:13.00 Taxes:573.50
20160523-0051701

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of May, 2016.

Notary Public:

MY COMMISSION EXPIRES: 7-30-17
(AFFIX SEAL)

TAHIRA J. PYSZKA NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 9/30/2017

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Alberta R. Hardison	Peoples Home Equity, Inc.	Parcel ID:
616 Piccadilly Row	170 Seven Oaks Drive	149020A05700
Antioch, TN 37013	Knoxville, TN 37922	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Daisy G. Jones, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Alberta R. Hardison , unmarried

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:

BEING Lot No. 87, on the Plan of Piccadilly Square, Phase I, of record in Book 5200, Page 720, 721, and 722, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Daisy G. Jones, a single person, by deed from Secretary of Veterans Affairs, of record in Book 9008, Page 503, Register's Office for said County, dated July 1, 1993. Reference is also made to Final Decree of record in Instrument 20040121-0008288, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 6236, Page 683; Book 6236, Page 730; Book 6295, Page 506; Book 6295, Page 520; Book 6295, Page 534; 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 6830, Page 739; Book 6236, Page 708; Book 6295, Page 572; Book 6295, Page 580; Book 6295, Page 588; and Book 6300, Page 431, said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 720, 721, and 722, said Register's Office; (3) Sanitary Sewer Easements of record in Book 6186, Page 238, Book 6251, Page 616, Book 6271, Page 187, Book 6331, Page 481, Book 6530, Page 823, Book 7389, Page 189; and Book 10435, Page 902, Register's Office for said County; (4) Easement for Water Mains of record in Book 7389, Page 213, and Book 7883, Page 280, said Register's Office; (5) Power Line Easement of record in Book 6298, Page 491, said Register's Office; (6) Storm Water Detention Agreement of record in Book 6782, Page 518, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 616 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 my hand this 16th day of May, 2016.

Daisy G. Jones

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daisy G. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of May, 2016.

My Commission Expires: 8/23/16

Notary Public

