Karen Y Johnson Davidson County
Batch# 179192 DEEDWARR
12/31/2018 12:08:30 PM 3 pgs
Fees: $18.00 Taxes: $695.60
20181231-0126449

NAME AND ADDRESS OF NEW OWNER:
Charles Thomas Burton, Jr.
1008 Regents Park Circle
Antioch, TN 37013

THIS INSTRUMENT PREPARED BY:
White & Polk, P.C.
Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 37130

SEND TAX NOTICES TO:
Owner

Map & Parcel: 149020A03600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Chantal P. Le Cougic-Green**, married, has this day bargained and sold and does hereby transfer and convey unto **Charles Thomas Burton, Jr.**, unmarried, his heirs and assigns, forever, that certain parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Being all of Lot No. 36, Plan of Phase 1, Piccadilly Square, according to survey and plat of same appearing of record in Book 5200, page 720-722, of the Register's Office of Davidson County, Tennessee, to which plat reference is here made for more complete details of location and description of said lot.

Being the same property conveyed to Chantal P. LeCoguic-Green by deed from Jessie J. Qualls appearing of record as Instrument Number 20090818-0077692, of said Register's Office.

This conveyance is subject to Declaration of Covenants Conditions and Restrictions appearing of record in Book 6236, page 683, as amended in 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, and Book 8083, page 386, all of said Register's Office; to a Declaration of Restrictive Covenants appearing of record in Book 6355, page 322, of said Register's Office; to By-Laws of Piccadilly Square HOA appearing 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, all of said Register's Office; to an Information Brochure contained in Declaration of Covenants, Conditions and Restrictions appearing of record in Book 6236, page 726, as amended in Book 6295, page 596, Book 6295, page 602, Book 6300, page 439, all of said Register's Office; to Articles of Incorporation for Piccadilly Square HOA appearing of record in Book 6236, page 703, as amended in Book 6295, page 548, Book 6295, page 556, Book 6295, page 564, and Book 6300, page 423, all of said Register's Office; to a Charter of Piccadilly Square HOA appearing of record in Book 7288, page 963, of said Register's Office; to a Sewer and/or Storm Drainage Easements appearing of record in Book 6186, page 238, Book 6251, page 616, Book 6271, page 187, Book 6331, page 481, all of said Register's Office; to an One half (1/2) acre reserved for graveyard with rights of ingress and egress appearing of record in Book 854, page 73, of said Register's Office; to a Quitclaim Deed to HOA for common area (Phase 1) appearing of record in Book 6236, page 680, as corrected in Book 6295, page 503, of said Register's Office; to a Quitclaim Deed to HOA for open space (Phase 1) appearing of record in Book 7778, page 366, of said Register's Office; to a Permanent Utility Easements to Metro Government for sewer lines appearing of record in Book 6289, page 491, of said Register's Office; to a Construction Agreement appearing of record in Book 6455, page 33, of said Register's Office; to Deeds to Metro Government for sewer lines (Phase 1) appearing of record in Book 6530, page 819, and Book 6846, page 653, both of said Register's Office; to a Deed to Metro Government for water main (Phase 1) appearing of record in Book 6846, page 606, of said Register's Office; to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the aforesaid subdivision plat; and to the zoning regulations of the appropriate

governmental body.

This is improved property having an address of 1008 Regents Park Circle, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, his heirs and assigns, forever.

The undersigned covenants with the said grantee that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same, and that it is unencumbered except as setforth above and by lien of the 2018 real property taxes, which taxes are being prorated between the parties herein, with the grantor to pay said taxes when due.

The undersigned further covenants and binds herself, her heirs and assigns, to forever warrant and defend the title to the said real estate unto the said grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

David M. Green, spouse of Chantal P. LeCoguic-Green, joins in the execution hereof in order to convey any interest he may have in the subject property by virtue of his marriage to Chantal LeCougic-Green.

WITNESS OUR HANDS on this 28 day of December, 2018.

Chantal P. Le Cougic-Green

David M. Green

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this the 28 day of December, 2018, before me personally appeared Chantal P. Le Cougic-Green and husband, David M. Green, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument (Warranty Deed), and acknowledged that they executed the same as their free act and deed.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the 28 day of December, 2018.

My Commission expires: 10/17/21 Notary Public

GEORGE H. WHITE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$188,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me on this 28 day of December, 2018.

My Commission expires: 10/17/21 Notary Public

GEORGE H. WHITE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

18445

True Copy Certification

I, George H. White, 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.

George H. White

George H. White

State of Tennessee
County of Rutherford

Personally appeared before me, Mary M. Richardson, a notary public for this county and state, George H. White, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mary M. Richardson

Notary's Signature

My Commission Expires: 1/28/19

