# WARRANTY DEED

Karen Johnson Davidson County
Batch# 432394 DEEDWARR
07/08/2020 09:13:22 AM 2 pgs
Fees: $13.00 Taxes: $555.00
20200708-0073678

| Address New Owners as: | Tax Bill To: | Map / Parcel |
|---|---|---|
| SWA Dream Homes, LLC<br>2740 Old Elm Hill Pike, Suite 100<br>Nashville, TN 37214-3158 | New Owners | 149020a09800co |

**This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **John A. Hlad and wife, Haydee Hlad** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto, **SWA Dream Homes, LLC, a Tennessee Limited Company (The "Grantee")**, Grantee's successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

**Being Lot No. 28-B, Zone Lot Division, Lots Nos. 23 thru 32, Piccadilly Square Phase I, of record in Plat Book 5200, Pages 720, 721 and 722 and amended in Book 6250, Page 468, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.**

**Being the same property conveyed to John A. Hlad and wife, Haydee Hlad, by deed of record in Instrument No. 20131120-0119613, Register's Office for Davidson County, Tennessee.**

**This is improved property known as 1040 Regents Park Circle, Antioch, TN 37013.**

This conveyance is subject to the following:

1. Davison County taxes for 2020 and subsequent years, a lien not yet due and payable.
2. Covenants as of record in Book 6250, Page 468, said Register's Office.
3. Easements of record in Book 6186, Page 238, Book 6251, Page 616, and Book 6298, Page 491, said Register's Office.
4. Easement of record in Book 7767, Page 587, said Register's Office.
5. Subject to all matters on play Book 5200, Pages 720, 721, and 722 and amended in Book 6250, Page 468, said Register's Office.
6. Deed to Piccadilly Square HOA of record in Book 6236, Page 680 and Book 6295, Page 503, said Register's Office.
7. Charter of Piccadilly Square HOA in Book 7288, Page 963, said Register's Office.
8. This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6236, Page 683, and 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 6380, 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.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $150,000.00

Subscribed and sworn to before me this 1st day of July, 2020.

Notary Public

My Commission Expires: May 3, 2021

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2021

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

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its' successors and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 1st day of July, 2020.

**John A. Hlad**

**Haydee Hlad**

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared John A. Hlad and Haydee Hlad, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the persons whose names are subscribed to this instrument, and acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at Nashville, Tennessee, this 1st day of July, 2020.

Notary Public

My Commission Expires: May 3, 2021

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2021