WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150019179 DEEDWARR
Recvd: 03/17/15 09:27 2 pgs
Fees:13.00 Taxes:600.51

20150317-0022641

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of March, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew J. Seavers	First Community Mortgage, Inc.	163-07-0-A-049.00 CO
(NAME)	(NAME)	
1900 Wild Oaks Ct.	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Parkside Builders, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew J. Seavers and Megan E. Seavers, husband and wife,** 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. 49, on the Final Plat of the Resubdivision of Lots 1-11, 61-66, 76-95, & 102-132, Ridgeview UDO, Phase One, as of record in Instrument No. 20120807-0070420, Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to Pinnacle National Bank by Successor Trustee's Deed from James C. Cotey, Successor Trustee, dated May 20, 2010, of record in Instrument No. 20100524-0039832, corrected in Instrument No. 20110830-0067109, Register's Office for Davidson County, Tennessee. Also being a portion of the property conveyed to PNB Holding Co. 2, Inc., a Tennessee Corporation, by Quitclaim Deed from Pinnacle National Bank, dated December 27, 2011, of record in Instrument No. 20111228-0101445, Register's Office for Davidson County, Tennessee. Also being a portion of the property conveyed to AF PB2, LLC, a Tennessee limited liability company, by Special Warranty Deed from PNB Holding Co. 2, Inc., a Tennessee Corporation, dated June 28, 2013, of record in Instrument No. 20130702-0068072, Register's Office for Davidson County, Tennessee. AND Being a portion of the property conveyed to Parkside Builders, LLC, by Quitclaim Deed from AF PB2, LLC, a Tennessee limited liability company, dated May 19, 2014, of record in Instrument No. 20140603-0047620, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1900 Wild Oaks Ct., Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plat of record in Instrument No. 20120807-0070420; Restrictions of record in Instrument No. 20080512-0048644 and Instrument No. 20120619-0053771; Easement for private stormwater management facilities of record in Instrument No. 20081120-0114320; Instrument No. 20081120-0114360 and Instrument No. 20090922-0088019; Easement to Comcast of record in Instrument No. 20090316-0023090; Easement for sanitary sewers and/or storm drainage of record in Book 8757, page 832 and Book 8764, page 706; Reciprocal easement agreement with covenants and restrictions of record in Instrument No. 20081203-0117279; Stormwater Detention Agreement of record in Instrument No. 20060809-0097641; all of record in the Register's Office for Davidson County, Tennessee.

Witness my/our hands this 13th day of March, 2015.

PARKSIDE BUILDERS, LLC

Brian Chastain
President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Brian Chastain, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged to be the President for Parkside Builders, LLC, the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Parkside Builders, LLC, the within named bargainor by the said Brian Chastain as President.

Witness my hand and official seal at Franklin, Tennessee, this 13th day of March, 2015.

Notary Public

My Commission Expires:

MISTY M. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05/17/2015