SPECIAL WARRANTY DEED

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF OCTOBER, 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
Parkside Builders, LLC	Same as New Owner	163-07-0-A-078.00 CO
(NAME) 400 Overbeck Ln., Suite 101	(NAME)	
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(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, We, **AF PB2, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Parkside Builders, LLC, a Tennessee limited liability company**, 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. 78 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, to which plat reference is hereby made for a more complete and accurate legal description of said lot.

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.

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 Nos. 20080512-0048644, 20120619-0053771 and 20140825-0077255; easements of record in Instrument Nos. 20081120-0114320, 20081120-0114360; 20090922-0088019, 20090316-0023090 and Book 8757, page 832 and Book 8764, page 706; reciprocal easement agreement with covenants & 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.

unimproved ☒

This is improved ☐ property, known as 1955 Wild Oaks Court, 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 THE GRANTORS, DO HEREBY COVENANT with the Grantees, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that they will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

THE GRANTEES have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantors, but on their own judgment.

BILL GARRETT, Davidson County
Trans:T20150088499 DEEDWARRSP
Recvd: 10/16/15 15:45 2 pgs
Fees:13.00 Taxes:74.00
20151016-0105735

Witness my hand this 9th day of October, 2015.

AF PB2, LLC

By: Micah Lacher
Its: Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Micah Lacher, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon this oath acknowledged himself to be the Secretary of AF PB2, LLC, the within named bargainor, a limited liability company, and that he as such Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of AF PB2, LLC, by Micah Lacher as Secretary.

Witness my hand and official seal at Nashville, Tennessee, this 9 day of October, 2015.

Notary Public

My Commission Expires: 9/11/2017

BEN G. BONNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY