WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150102780 DEEDWARR
Recvd: 12/04/15 13:01 2 pgs
Fees:13.00 Taxes:636.03
20151204-0122464

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of December, 2015.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-23-2019

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
Clarissa Linda Derrick	The Money Source Inc. d/b/a Endeavor America, Loan Services	163-07-0-A-053.00 CO
(NAME)	(NAME)	
1908 Wild Oaks Ct.	135 Maxess Rd.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Melville, N.Y. 11747	
(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 **Clarissa Linda Derrick and Gary Derrick, wife and husband,** 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. 53, 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 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. AND Being the same property conveyed to Parkside Builders, LLC, a Tennessee limited liability company, by Quitclaim Deed from AF PB2, LLC, a Tennessee limited liability company, dated August 24, 2015, of record in Instrument No. 20150828-0087402, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1908 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 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, Instrument No. 20120619-0053771 and Instrument No. 20140825-0077255; 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 2nd day of December, 2015.

PARKSIDE BUILDERS, LLC

By: Bryan D. Spicer
Its: Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Bryan D. Spicer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged to be the Authorized Agent for Parkside Builders, LLC, the within named bargainor, and that he as such Authorized Agent, 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 Bryan D. Spicer as Authorized Agent.

Witness my hand and official seal at Franklin, Tennessee, this 2nd day of December, 2015.

Notary Public

My Commission Expires:

