BILL GARRETT, Davidson County
Trans:T20160034522 DEEDWARR
Recvd: 04/27/16 08:58 2 pgs
Fees:13.00 Taxes:693.27

20160427-0040852

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,370.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of April, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC STATE OF WILLIAMSON COUNTY

My Commission Expires: 08-18-2019

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
Adam Ward	Ameris Bank	163-07-A-47.00 CO
(NAME) 1870 Wild Oaks Court	(NAME) 2000 Meridian Boulevard Suite 270	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Franklin, TN 37067	
(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 **Adam Ward and Hyojung Agia Ward, 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. 47 on the Final Plat, 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 Parkside Builders, 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 Warranty Deed from AF PB2, LLC, a Tennessee limited liability company, of record in Instrument No. 20151125-0119697, Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☑ property, known as 1870 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 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat 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.

Witness my/our hands this 22nd day of April, 2016.

PARKSIDE BUILDERS, LLC

By: Brian Chastain
Its: President

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Brian Chastain with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President of Parkside Builders, LLC and that he as such President executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as President.

WITNESS my hand and official at Franklin, Tennessee, seal this 22nd day of April, 2016.

Notary Public _____
My Commission Expires: _____

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019