BILL GARRETT, Davidson County
Trans:T20160065119 DEEDWARR
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Fees:28.00 Taxes:966.16
20160728-0078065

This instrument was prepared by:
Marcy Shelton
Reno & Cavanaugh, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219

GENERAL WARRANTY DEED

From: PARKSIDE BUILDERS, LLC, a Tennessee limited liability company, Grantor

Map-Parcel Numbers:
106-05-0A-028.00-CO

To: DAN L. BOONE & DENISE G. BOONE, Grantee

Address New Owner(s) as follows:

Dan L. Boone & Denise G. Boone
5009 Abbington Ridge Lane
Franklin, Tennessee 37067

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:

Dan L. Boone & Denise G. Boone
5009 Abbington Ridge Lane
Franklin, Tennessee 37067

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Sixty-One Thousand One Hundred Twenty-Five and 00/100 Dollars ($261,125.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 27 day of July, 2016.

MARCY E. SHELTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 9/11/2017

FOR AND IN CONSIDERATION OF the sum of Two Hundred Sixty-One Thousand One Hundred Twenty-Five and 00/100 Dollars ($261,125.00), the receipt and sufficiency of which are

hereby acknowledged, PARKSIDE BUILDERS, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto DAN L. BOONE AND DENISE G. BOONE ("Grantee"), her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property located at 84 B Nance Lane in Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, their heirs and assigns, to warrant and forever defend the title to the Property to Grantee, its, successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

[Signature appears on following page]

Witness my hand this 27th day of July, 2016.

GRANTOR:

PARKSIDE BUILDERS, LLC,
a Tennessee limited liability company

Bryan D. Spicer, Authorized Agent

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Before me, Misty M. Thompson, a Notary Public of said County and State, 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 himself to be the Authorized Agent (or other officer authorized to execute the instrument) of Parkside Builders, LLC, a Tennessee limited liability company, and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing his name as Authorized Agent of Parkside Builders, LLC.

Witness my hand and seal, at Office in Franklin, this 27th day of July, 2016.

Notary Public

My Commission Expires:

(Seal)

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

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 28 of Walden Village, together with the appurtenant interest in Common Elements and Limited Common Elements, as established by the Declaration of Covenants, Conditions, and Restrictions For Walden Village, A Horizontal Property Regime With Private Elements, of record in Instrument No. 20151204-0122320, as amended by Scrivener's Affidavit of record in Instrument No. 20151207-0123161, Instrument No. 20151211-0124902 and in Instrument No. 20160201-0009720, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit A-1 to the aforementioned Declaration, as further amended by Scrivener's Affidavit of record as Instrument no. 20160201-0009720, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Parkside Builders, LLC, by deed from Trevecca Nazarene University, of record in Instrument No. 20150918-0094942, dated September 17, 2015, said Register's Office.

EXHIBIT B

ENCUMBRANCES

1. General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 106-05-0A-028.00-CO.

2. Matters shown on the Plan of record in Instrument No. 20151125-0119517, said Register's Office.

3. Covenants, conditions, liens, easements and restrictions contained in Declaration of Covenants, Conditions and Restrictions for Walden Village, a Horizontal Property Regime with Private Elements, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20151204-0122320, as corrected in Scrivener's Affidavit of record in Instrument No. 20151207-0123161, as corrected in Scrivener's Affidavit of record in Instrument No. 20151211-0124902, as corrected in Scrivener's Affidavit of record in Instrument No. 20160201-0009720, said Register's Office.

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20150922-0096385, said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20151013-0104081, said Register's Office.

6. Development Agreement and Grant of Easements of record in Instrument No. 20160613-0059353, said Register's Office.

7. Restrictive Covenants as set out in the Installment Deed of record in Book 1518, page 568, said Register's Office.

8. Restrictive Covenants as set out in the Installment Deed of record in Book 1553, page 435, said Register's Office.

9. Easement(s) as set out in the Declaration to Close Street of record in Book 1515, page 444, said Register's Office.