WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160076333 DEEDWARR
Recvd: 08/31/16 14:48 2 pgs
Fees:13.00 Taxes:333.00
20160831-0091534

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of August, 2016.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

MISTY M. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO. 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
Parkside Builders, LLC	Parkside Builders, LLC	163-07-A 140.00 CO 163-07-A 141.00 CO 163-07-A 142.00 CO 163-07-A 143.00 CO 163-07-A 144.00 CO 163-07-A 145.00 CO
(NAME)	(NAME)	
400 Overbeck Lane, Ste. 101	400 Overbeck Lane, Ste. 101	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(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, **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 Lots Nos. 140, 141, 142, 143, 144 and 145 on the Final Plat of Resubdivision of Lots 12-16, 32-36 & 140-144 on the Final Plat Ridgeview UDO, Phase One, as of record in Instrument No. 20160108-0002176, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said lots.

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.

unimproved ☑

This is improved ☐ property, known as 1827, 1825, 1823, 1821, 1819 & 1817 Wild Oaks Court., Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 Plat of record in Instrument No. 20080603-0056596 and Instrument No. 20160108-0002176; 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 6764, page 706 and Book 6803, page 705; Easement agreement of record in Book 8526, page 362; Reciprocal easement agreement with covenants and restrictions of record in Instrument No. 20081203-0117279; Stormwater Detention Agreement of record in Instrument No. 20060809-0097641; Deed to State of Tennessee of record in Book 10202, page 863; all of record in the Register's Office for Davidson County, Tennessee.

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.

Witness my/our hands this 26th day of August, 2016.

AF PB2, LLC

By: Micah A. Lacher
Its: Secretary

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Micah A. Lacher with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Secretary of AF PB2, LLC and that he as such Secretary executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Secretary.

WITNESS my hand and official at Nashville, Tennessee, seal this 26th day of August, 2016.

Notary Public
My Commission Expires: 9/11/2017

File No.: 23676

