WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160092289 DEEDWARR
Recvd: 10/19/16 10:39 2 pgs
Fees: 13.00 Taxes: 522.60
20161019-0110427

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee
County of ~~Williamson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,242.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/16/18

(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
Shanae M. McFerrin	new owner	163-07-0A-013.00-CO
(NAME)	(NAME)	
1432 Eagle View Blvd.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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 **Shanae M. McFerrin, unmarried,** 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. 13 on the Plan of Final Plat Resubdivision of Lots 12-16, 32-36, & 140-144 on the Final Plat Ridgeview UDO Phase One of record in Plat at Instrument No. 20080603-0056596, and Resubdivision recorded in Instrument No. 20160108-0002176, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of 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. 20160219-0016063, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1432 Eagle View Blvd., 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 Plan of record in Plat Instrument No. 20080312-0025065, Instrument No. 20080603-0056596 and Instrument No. 20160108-0002176; restrictions of record in Instrument No. 20080512-0048644, Instrument No. 20120619-0053771, Instrument No. 20140825-0077255, Instrument No. 20110830-0067109 and Instrument No. 20130702-0068072; easements for Sanitary Sewers and/or Storm Drainage of record in Book 6764, page 706 and Book 8757, page 832; Stormwater Detention Agreement of record in Instrument No. 20060809-0097641 and Instrument No. 20090922-0088019; Application for Greenbelt Assessment of record in Book 10715, page 499; Grant of Easement of record in Instrument No. 20090316-0023090; Declaration of Reciprocal Easement Agreement with Covenants and Restrictions of record in Instrument No. 20081203-0117279; Stormwater Detention Agreement with Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20060809-0097641; Inspection and Maintenance Agreement for Private Stormwater Management Facilities with Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20081120-0114320 and Instrument No. 20081120-0114360; final plat of the Shoppers at Ridgeview Planned Unit Development of record in Instrument No. 20081222-0121715 and Instrument No. 20081222-0121716; 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 13th day of October, 2016.

PARKSIDE BUILDERS, LLC

By: Bryan D. Spicer
Its: Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, 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 Authorized Agent of Parkside Builders, LLC and that he as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Agent.

WITNESS my hand and official at Franklin, Tennessee, seal this 13th day of October, 2016.

Notary Public
My Commission Expires: 6/4/17

File No.: 22423

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Comm. Expires
June 4, 2017