WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160113604 DEEDWARR
Recvd: 12/27/16 12:50 2 pgs
Fees:13.00 Taxes:1012.78
20161227-0135602

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

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273,725.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of December, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(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
James Richardson	James Richardson	106-05-0-A-024.00
(NAME)	(NAME)	
2588 7th Avenue, Apt. 4E	2588 7th Avenue, Apt. 4E	
(ADDRESS)	(ADDRESS)	
New York, NY 10039	New York, NY 10039	
(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 **James Richardson, a single man,** 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 Unit 24 as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Walden Village, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20151204-0122320 and as corrected in Instrument No. 20160201-0009720, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being a portion of the property conveyed to Trevecca Nazarene University, a Tennessee non-profit corporation, by Warranty Deed from George E. Robinson and wife, Gail M. Robinson, dated May 22, 2008, as of record in Instrument No. 20080523-0052976, Register's Office for Davidson County, Tennessee, in the amount of $425,000.00. AND Being a portion of the property conveyed to Parkside Builders, LLC, a Tennessee limited liability company, by Special Warranty Deed from Trevecca Nazarene University, a Tennessee non-profit corporation, dated September 17, 2015, as of record in Instrument No. 20150918-0094942, Register's Office for Davidson County, Tennessee, in the amount of $950,000.00.

unimproved ☐

This is improved ☑ property, known as 80B Nance Lane, Nashville, TN 37210
(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 Grantors; All matters appearing on the plan of record in Instrument No. 20151125-0119517 and Exhibit A-1 of Instrument No. 20151204-0122320, corrected in Instrument No. 20160201-0009720; Restrictions of record in Instrument No. 20151204-0122320, corrected in Instrument No. 20151207-0123161, Instrument No. 20151211-0124902 and Instrument No. 20160201-0009720; Articles of Incorporation/ Charter of record in Instrument No. 20160308-0022219; Easement for sanitary sewers and/ or storm drainage, water mains, etc. of record in Instrument No. 20151013-0104081; Restrictions for stormwater facilities and systems of record in Instrument No. 20151209-0124005; Restrictions for stormwater facilities and systems of record in Instrument No. 20150922-0096385; Development agreement and grant of easements of record in Instrument No. 20160613-0059353; 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 16th day of December, 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 16th day of December, 2016.

Notary Public
My Commission Expires: _____

File No.: 22225

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