WARRANTY DEED

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

State of Tennessee
County of DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $337,395.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of March, 2017

Notary Public

MY COMMISSION EXPIRES: 7.3.17

(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
Stephen A. Harris		106-05-0-A-001.00 CO
(NAME)	(NAME)	
4339 PRESCOTT ROAD		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37204		
(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 **Stephen A. Harris and Janice K. Harris, 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 Unit No. 1, on the Plan of Walden Village, a Horizontal Property Regime of record in Exhibit A-1 in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20151204-0122320 as corrected by Scrivener's Affidavit in Instrument No. 20160201-0009720, 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 Special Warranty deed from Trevecca Nazarene University, a Tennessee non-profit corporation of record in Instrument No. 20150918-0094942 Register's Office for Davidson County, Tennessee, dated September 17, 2015 and recorded on September 18, 2015. (Value or consideration as shown in aforementioned deed $950,000.00.) Being also known as 226 Walden Village Ln. Nashville, TN 37210.

unimproved ☐

This is improved ☑ property, known as 226 Walden Village Ln., 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 2017, which have been prorated, and by acceptance of this conveyance, is expressly assumed by Grantees; Restrictions of record in Instrument Number 20151204-0122320, corrected in Instrument No. 20151207-0123161, Instrument No. 20151211-0124902 and Instrument No. 20160201-0009720; Charter of HOA of record in Instrument Number 20160308-0022219; Development Agreement & Grant of Easement of record in Instrument Number 20160613-0059353; Plan of record in Chancery Court Book 2, Page 32; Sanitary sewer and Storm drainage easement of record in Instrument Number 20151013-0104081; Restrictions for Stormwater of record in Instrument Number 20150922-0096385, Instrument No. 20151209-0124005; Restrictions of record in Book 1518, Page 568, Book 1553, Page 435, Book 15, Page 568; and 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 27th day of March, 2017.

BILL GARRETT, Davidson County
Trans:T20170026614 DEEDWARR
Recvd: 03/29/17 15:25 2 pgs
Fees:13.00 Taxes:1248.36

20170329-0030801

Parkside Builders, LLC

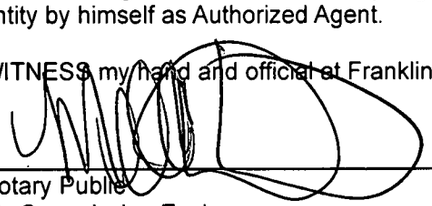


By: Bryan D. Spicer
Its: Authorized Agent

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 21st day of March, 2017.



Notary Public
My Commission Expires: _____

File No.: 23916

