LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170027795 DEEDWARR
Recvd: 04/03/17 11:27 2 pgs
Fees: 13.00 Taxes: 1072.71

20170403-0032163

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,921.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2017

Notary Public

MY COMMISSION EXPIRES: 5-6-19

(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
Alina Agamy	Renasant Bank	106-05-0-A-003.00 CO
(NAME)	(NAME)	
222 Walden Village Ln.	2001 Park Place N. Ste 650	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Birmingham, AL 35203	
(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 **Alina Agamy, an unmarried woman and Justin McCormick, an unmarried man as tenants in common with right of survivorship,** 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 3 of Walden Village, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Walden Village, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20151204-0122320, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Walden Village, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed with Scrivener's Affidavit appearing in Instrument No. 20160201-0009720 correcting Exhibit "A-1" to said Declaration, and Charter and Bylaws appended to said Declaration as Exhibits "B" and "C" respectively, in said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied verbatim herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Parkside Builders, LLC by Special Warranty Deed from Trevecca Nazarene University of record in Instrument No. 20150918-0094942, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 222 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 31st day of March, 2017.

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 31st day of March, 2017.

Notary Public
My Commission Expires: _____

File No.: 23758

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018