THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170311084**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $228,000.00. Affiant Subscribed and sworn to before me, this 3rd day of April, 2017. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20170028980 DEEDWARR
Recvd: 04/06/17 09:08 2 pgs
Fees:13.00 Taxes:843.60
20170406-0033644

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Parkside Builders, LLC P.O. Box 40345 Nashville, TN 37204	New Owner	Tax Parcel ID No. 163-07-A 55.00 CO 163-07-A 56.00 CO 163-07-A 57.00 CO 163-07-A 69.00 CO 163-07-A 70.00 CO 163-07-A 72.00 CO 163-07-A 74.00 CO 163-07-A 75.00 CO 163-07-A 123.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **AF PB2, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Parkside Builders, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lots 55, 56, 57, 69, 70, 72, 74, 75 and 123, RIDGEVIEW UDO, PHASE ONE, as shown on plat of record in Instrument No. 20080603-0056596, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to AF PB2, LLC, a Tennessee limited liability company by Special Warranty Deed from PNB Holding Co. 2, Inc., a Tennessee Corporation, recorded on the 2nd day of July, 2013 in Instrument No. 20130702-0068072, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIDGEVIEW UDO, PHASE ONE, as recorded in Instrument No. 20080603-0056596.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20080512-0048644, 20120619-0053771 and 20140825-0077255.

Easement for Private Stormwater Management Facilities, recorded in Instrument Nos. 20081120-0114320, 20081120-0114360 and 20090922-0088019.

Easement to Comcast, recorded in Instrument No. 20090316-0023090.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 8757, Page 832 and Book 8764, Page 706.

Reciprocal Easement Agreement with Restrictions, recorded in Instrument No. 20081203-0117279.

Stormwater Detention Agreement recorded at Instrument No. 20060809-0097641. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded Instrument No. 20170202-0011253.

This is unimproved property located at Lots 55, 56, 57, 69, 70, 72, 74, 75 and 123, RIDGEVIEW UDO, PHASE ONE Nashville, TN.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of April, 2017.

AF PB2, LLC, a Tennessee limited liability company

BY: Micah Lacher, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Micah Lacher**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a Member of **AF PB2, LLC, a Tennessee limited liability company**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 3rd day of April, 2017.

Notary Public

My Commission Expires: 9/11/2017

BEN G. BONNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY