WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170072902 DEEDWARR
Recvd: 08/22/17 16:04 2 pgs
Fees:13.00 Taxes:1189.44

20170822-0086303

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $321,470.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of August, 2017

Notary Public

MY COMMISSION EXPIRES: 5-5-20

(AFFIX SEAL)

JESSICA MARIE PERRY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 5, 2020

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
Trevecca Nazarene University	Trevecca Nazarene University	106-05-0A-032.00-CO
(NAME)	(NAME)	
333 Murfreesboro Road	333 Murfreesboro Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201	Nashville, TN 37201	
(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 **Trevecca Nazarene University, a Tennessee nonprofit corporation,** 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. 32 of Walden Village, together with the appurtenant interest in Common Elements and Limited Common Elements, as established by the Declaration of Covenants, Conditions, and Restrictions For Walden Village, A Horizontal Property Regime With Private Elements, of record in Instrument No. 20151204-0122320, as amended by Scrivener's Affidavit of record in Instrument No. 20151207-0123161, Instrument No. 20151211-0124902 and in Instrument No. 20160201-0009720, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit A-1 to the aforementioned Declaration, as further amended by Scrivener's Affidavit of record as Instrument no. 20160201-0009720, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Parkside Builders, LLC, by deed from Trevecca Nazarene University, of record in Instrument No. 20150918-0094942, dated September 17, 2015, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 104 Walden Village Court, 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 payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; matters shown on the Plan of record in Instrument No. 20151125-0119517; covenants, conditions, liens, easements and restrictions contained in Declaration of Covenants, Conditions and Restrictions for Walden Village, a Horizontal Property Regime with Private Elements, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20151204-0122320, as corrected in Scrivener's Affidavit of record in Instrument No. 20151207-0123161, as corrected in Scrivener's Affidavit of record in Instrument No. 20151211-0124902, as corrected in Scrivener's Affidavit of record in Instrument No. 20160201-0009720; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20150922-0096385; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20151013-0104081; Development Agreement and Grant of Easements of record in Instrument No. 20160613-0059353; Restrictive Covenants as set out in the Installment Deed of record in Book 1518, page 568; Restrictive Covenants as set out in the Installment Deed of record in Book 1553, page 435; Easement(s) as set out in the Declaration to Close Street of record in Book 1515, page 444; 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 21st day of August, 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 21st day of August, 2017.

Notary Public
My Commission Expires: _____

ANGEL R. BERNHART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-15-2021