WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170077658 DEEDWARR
Recvd: 09/05/17 15:01 2 pgs
Fees:13.00 Taxes:1029.86

20170905-0091256

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

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,340.00

Affiant

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

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
Frederic J. Schrenger	Frederic J. Schrenger	Portion of Map/Parcel 142-00-0-038.00142-00-0-038.00 142-00-0-042.00 and 142-00-0-372.00
(NAME) 7623 Veranda Court	(NAME) 7623 Veranda Court	142-10-0-E-059.00 CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(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 **Frederic J. Schrenger, an unmarried 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:

Certain real estate in Davidson County, Tennessee, more particularly described as follows:

Being Unit 59 of Bellevue Station, Phase Two, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160108-0001959 and in Supplemental Declaration of record in Instrument No. 201600926-0101494, corrected in Scrivener's Affidavit of record in Instrument No. 20161025-0112596, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a full and complete description of said Units.

Being a portion of the property conveyed to Kimes Eugene Blake by Warranty Deed from Martha Carolyn Mitchell Richardson, dated December 20, 2002, of record in Instrument No. 20021223-0158074, Register's Office for Davidson County, Tennessee. Also being a portion of the property conveyed to Bellevue Towne Center Partnership, a Tennessee general partnership, by Quitclaim Deed from Kimes Eugene Blake, dated March 6, 2008, of record in Instrument No. 20080520-0051711, Register's Office for Davidson County, Tennessee. AND being a portion of the property conveyed to Parkside Builders, LLC by Warranty Deed from Bellevue Towne Center Partnership, a Tennessee general partnership, dated August 26, 2015, of record in Instrument No. 20150831-0087886, Register's Office for Davidson County, Tennessee.

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; all matters appearing on the plan of

record in Instrument No. 20160912-0095854; Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160108-0001959, amended in Supplemental Declaration of record in Instrument No. 20160926-0101494, corrected in Affidavit of Scrivener's Error of record in Instrument No. 20161025-0112596; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20151001-0099985; Easement for roadway right of way of record in Book 2086, page 272; Sewer line easement of record in Book 4613, page 509; Sign lease as reflected in Uniform Commercial Code Financing Statement of record in Book 7032, page 292; Charter of Bellevue Station Homeowners Association, Inc., of record in Instrument No. 20160308-0022218; and all matters of record in Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 7623 Veranda Court, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 a 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 August, 2017.

Notary Public
My Commission Expires: _____

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

File No.: 24018