WARRANTY DEED

Bill Garrett Davidson County
Batch# 2549 **DEEDWARR**
09/20/2017 10:11:00 AM 3 pgs
Fees: $18.00 Taxes: $992.55

20170920-0096283

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,256.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2017

Notary Public

MY COMMISSION EXPIRES: 9-15-17

(AFFIX SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Matthew S. Ractliffe	New Owner	142-10-0-E-040.00
(NAME)	(NAME)	
7520 Station Drive		
(ADDRESS)	(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,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew S. Ractliffe and Brittany Trapani Ractliffe, as husband and wife, unmarried**, 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:

see attached legal

Being Unit 40 as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Bellevue Station, Phase Two, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20160926-0101494, corrected in Instrument No. 20161025-0112596, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

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 by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Instrument No. 20160104-0000543 and Exhibit A of Instrument No. 20160108-0001959; restrictions of record in Instrument No. 20160108-0001959; Articles of Incorporation/ Charter of record in Instrument No. 20160308-0022218; 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; declaration of restrictions and covenants for stormwater facilities ands systems of record in Instrument No. 20151001-0099985; and all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 7520 Station Drive, 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 15th day of September, 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 an 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 15th day of September, 2017.

Notary Public
My Commission Expires: _____

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

File No.: 24434

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-VLES-17-7520-T

LEGAL DESCRIPTION:

Land in Davidson County, Tennessee, Unit No. 40 on the Plan of Bellevue Station - Phase 2, a Horizontal Property Regime With Private Elements, established in Exhibits shown in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20160108-0001959, Supplemented in 20160926-0101494, Supplement corrected in 20161025-0112596 and Supplemented in Instrument No. 20170427-0041683, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.