Bill Garrett Davidson County
Batch# 5453 DEEDWARR
09/28/2017 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $991.49
20170928-0099146

WARRANTY DEED

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

State of Tennessee
County of ~~Williamson~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,970.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of September, 2017

Notary Public

MY COMMISSION EXPIRES: 1.19.21

(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
Kody Norwood	New Owner	142-10-0E-039.00-CO
(NAME)	(NAME)	
7522 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, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kody Norwood, 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:

Land in Davidson County, Tennessee, Unit No. 39 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 Restrictions 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.

Being a portion of the same property conveyed to Parkside Builders, LLC by Warranty deed from Bellevue Towne Center Partnership, a Tennessee general partnership of record in Instrument No. 20150831-0087686 Register's Office for Davidson County, Tennessee, dated August 26, 2015 and recorded on August 31, 2015.

unimproved ☐

This is improved ☑ property, known as 7522 Station Drive, Nashville, TN 37221
(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; all matters shown on the Plan of record as Instrument Number 20160912-0095854 and Instrument Number 20160104-0000543; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160108-0001959, Supplemented in 20160926-0101494, Supplement corrected in 20161025-0112596 and Supplemented in 20170427-0041683; Charter for HOA of record in Instrument Number 201603080022218; Underground telephone cable easement of record in Book 4475, Page 757;

Easement for sewer line of record in Book 4613, Page 509; Agreement for Dedication of Easements for Sanitary Sewers of record in Book 5222, Page 738; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20151001-0099985; 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 26th day of September, 2017.

Parkside Builders, LLC

_____

By: Bryan D. Spicer
Its: Authorized Agent

State of Tennessee
County of Williamson

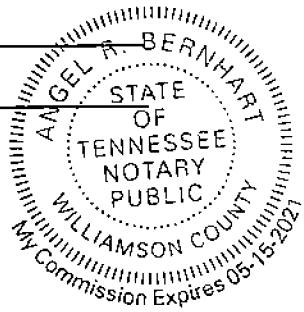
Personally appeared before me, a notary public in and for the state and county aforementioned, Bryan D. Spicer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of Parkside Builders, LLC and that 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 26th day of September, 2017.

_____

Notary Public
My Commission Expires: _____

File No.: 25405



TRUE COPY CERTIFICATION

I, MITCHELL A. WATTS, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, J Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

J Carla Ikard
Notary

My Commission Expires 1-8-19

Notary's Seal

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY