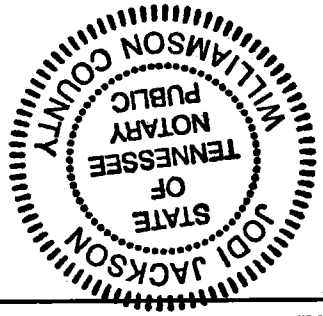
Bill Garrett Davidson County
Batch# 44231 DEEDWARR
01/04/2018 10:10:30 AM 2 pgs
Fees: $13.00 Taxes: $1,092.54
20180104-0001266

WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,280.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of December, 2017

Notary Public

MY COMMISSION EXPIRES: 7-21-2021

(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
Lauren Elizabeth Zoeller	Century Lending Company	142-10-0-E-017.00 CO
(NAME)	(NAME)	
708 Bellevue Road	9931 Corporate Campus Drive, Ste 1200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Louisville, KY 40223	
(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 **Lauren Elizabeth Zoeller, William A. Zoeller, and Marissa M. Zoeller, tenants in common,** 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 17 as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Bellevue Station, a Horizontal Property Regime with Private Elements, Phase Two, 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 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. Also 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.

unimproved ☐

This is improved ☑ property, known as 708 Bellevue Road, 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; all

matters appearing on the plan of record in Instrument No. 20160912-0095854; restrictions of record in Instrument No. 20160108-0001959; Instrument No. 20160926-0101494 and Instrument No. 20161025-0112596; 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; 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 28th day of December, 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 the 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 28th day of December, 2017.

Notary Public
My Commission Expires: _____

File No.: 25199

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

True Copy Certification

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

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 3/6/19
Notary' Seal (If on paper)

PATRICIA HAGGARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-06-2019