Bill Garrett Davidson County
Batch# 77097 DEEDWARR
04/06/2018 04:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,265.40
20180406-0032860

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of April, 2018

Notary Public

MY COMMISSION EXPIRES: 9-15-20

(AFFIX SEAL)

JANICE SHEPHERD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY 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
James Grover	New owner	106-05-0-A-030.00 CO
(NAME)	(NAME)	
112 Walden Village Ct.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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 **James Grover, 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, being Unit No. 30 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 corrected 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, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the property conveyed to Parkside Builders, LLC, a Tennessee limited liability company, by Special Warranty Deed from Trevecca Nazarene University, a Tennessee non-profit corporation, dated September 17, 2015, of record in Instrument No. 20150918-0094942, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 112 Walden Village Ct., 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 2018, which have been prorated and by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Map of record in Book 2, page 32, Chancery Court for Davidson County, Tennessee; Book 9700, page 395; Instrument No. 20151125-0119517, and Exhibit A-1 of Instrument No. 20151204-0122320, corrected by Instrument No. 20160201-0009720; restrictions of record in Book 1518, page 568; Book 1553, page 435; Instrument No. 20151204-0122320, corrected by Instrument No. 20151207-0123161, Instrument No.

20151211-0124902 and Instrument No. 20160201-0009720; Articles of Incorporation/ Charter of record in Instrument No. 20160308-0022219; easement for sanitary sewers and/or storm drainage, water mains of record in Instrument No. 20151013-0104081; declaration to close street of record in Book 1515, page 444; stormwater facilities and systems agreement of record in Instrument No. 20151209-0124005 and Instrument No. 20150922-0096385; development agreement and grant of easements of record in Instrument No. 20160613-0059353; 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 6th day of March, 2018.

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 6th day of April, 2018.

Notary Public
My Commission Expires: _____

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

True Copy Certification

I, Brandon Lippman, 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 Sumner

Personally appeared before me, Janice Shepherd [Name of Notary], a notary public for this county and state, Brandon Lippman [Name of person making certification] 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: 9-15-20

{Notary' Seal}

JANICE SHEPHERD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY