Bill Garrett Davidson County
Batch# 114904 DEEDWARRSP
07/11/2018 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20180711-0067195

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $420,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of July, 2018.

Notary Public

My commission expires: 5/30/21

**THIS INSTRUMENT WAS PREPARED BY**
**Windmill Title, LLC**
**7103 Bakers Bridge Ave., Ste 103**
**Brentwood, TN 37027**
**Phone: (615) 613-0483**

ELIZABETH PASCHALL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

# SPECIAL WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Information for Reference Purposes: |
|---|---|---|
| **Richard M. Vien and Laura Turner Vien** | **First Advantage Bank, a Banking Corporation** | **090-12-0Q-001.00-CO** |
| **606 A Croley Drive** | **1430 Madison Street** | **Lot Number 1** |
| **Nashville, TN 37209** | **Clarksville, TN 37040** | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Charlotte Parkside, Inc., a Tennessee Corporation**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Richard M. Vien and Laura Turner Vien, husband and wife**

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 1, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Charlotte Parkside, a Horizontal Property Regime with Private Elements of record as Instrument No. 20161011-0107421 and amended in Instrument No. 20161017-0109431 and Instrument No. 20160908-0094810 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Q&A Holdings, G.P., a Tennessee general partnership by Warranty deed from Sandra Goodson Watts, Trustee of the Goodson Family Trust U/A dated July 22, 2014 of record in Instrument No. 20151130-0120393 Register's Office for Davidson County, Tennessee, dated May 22, 2015 and recorded on November 30, 2015.

Being a portion of the same property conveyed to Charlotte Parkside, Inc., a Tennessee corporation by Quitclaim deed from Q&A Holdings, G.P., a Tennessee general partnership of record in Instrument No. 20160908-0094810 Register's Office for Davidson County, Tennessee, dated September 08, 2016 and recorded on September 08, 2016.

This conveyance is subject to: (1) real estate taxes and any other taxes or assessments for the year of the closing and subsequent years; (2) all conditions, covenants, restrictions, agreements, easements and planning documents of record; and (3) existing zoning ordinances or other governmental regulations.

This is improved (X) unimproved (_) property known as 606 A Croley Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons claiming the same by, through, or under the GRANTOR but no further or otherwise. 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 EFFECTIVE AS OF 10th day of July, 2018:

**Charlotte Parkside, Inc., a Tennessee corporation**

Nick Adler, President

---

**STATE OF TENNESSEE** )
)
**COUNTY OF** DAVIDSON )

**CORPORATE ACKNOWLEDGEMENT**

Personally appeared before me, a Notary Public of said County and State, Nick Adler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be President of Charlotte Parkside, Inc., a Tennessee corporation, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 10th day of July, 2018.

My Commission Expires: 5/30/21

Notary Public

20181363R

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

# True Copy Certification

I, Alyssa Rayne, 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

