WARRANTY DEED

Bill Garrett Davidson County
Batch# 116677 **DEEDWARR**
07/16/2018 01:04:27 PM 2 pgs
Fees: $13.00 Taxes: $953.60

20180716-0068836

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,730.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of July, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(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
Srhad Rashid	Guidance Residential, LLC	163-07-0-A-057.00 CO
(NAME)	(NAME)	
1948 Wild Oaks Ct.	11107 Sunset Hills Rd., Suite 200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Reston, VA 20190	
(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 **Srhad Rashid and Shilan Majeed, husband and wife,** 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 Lot No. 57, as shown on Final Plat, Resubdivision of RIDGEVIEW UDO, PHASE ONE, of record in Instrument No. 20120807-0070420, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the property conveyed to AF PB2, LLC, a Tennessee limited liability company, by Special Warranty Deed from PNB Holding Co. 2, Inc., a Tennessee Corporation of record in Instrument No. 20130702-0060872, Register's Office for Davidson County, Tennessee. AND being a portion of the property conveyed to Parkside Builders, LLC, a Tennessee limited liability company, by Warranty Deed from AF PB2, LLC, a Tennessee limited liability company, dated April 3, 2017, of record in Instrument No. 20170406-0033644, Register's Office for Davidson County, Tennessee and by Quitclaim Deed from AF PB2, LLC, a Tennessee limited liability company, dated February 7, 2018, of record in Instrument No. 20180213-0014208, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1948 Wild Oaks Ct., Antioch, TN 37013
(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.

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plat of record in Instrument No. 20120807-0070420; Restrictions of record in Instrument No. 20080512-0048644, Instrument No. 20120619-0053771 and Instrument No. 20140825-0077255; Easement for private stormwater management facilities of record in Instrument No. 20081120-0114320, Instrument No. 20081120-0114360, Instrument No. 20090922-0088019 and Instrument No. 20170202-0011253; Easement to Comcast of record in Instrument No. 20090316-0023090; Stormwater Detention Agreement of record in Instrument No. 20060809-0097641; Reciprocal easement agreement with covenants and restrictions of record in Instrument No. 20081203-0117279; all of record in the Register's Office for Davidson County, Tennessee.

Witness my/our hands this 10th day of July, 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 10th day of July, 2018.

Notary Public
My Commission Expires: _____

File No.: 26998

