WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 140359 **DEEDWARR**
09/13/2018 08:22:11 AM 2 pgs
Fees: $13.00 Taxes: $277.50

20180913-0090703

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of September, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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

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
Parkside Builders, LLC	Parkside Builders, LLC	163-07-0-A-017.00 CO 163-07-0-A-018.00 CO
(NAME)	(NAME)	
PO BOX 40345	PO BOX 40345	163-07-0-A-019.00 CO 163-07-0-A-020.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	163-07-0-A-021.00 CO 163-07-0-A-022.00 CO
(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, **AF PB2, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Parkside Builders, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS 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 Lots Nos. 17, 18, 19, 20, 21 and 22 on the Final Plat of Ridgeview UDO, Phase One, as of record in Instrument No. 20080603-0056596, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said lot.

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, dated June 28, 2013, of record in Instrument No. 20130702-0068072, Register's Office for Davidson County, Tennessee.

unimproved ☑

This is improved ☐ property, known as

1420 Eagle View Blvd, Antioch, TN 37013
1418 Eagle View Blvd, Antioch, TN 37013
1416 Eagle View Blvd, Antioch, TN 37013
1414 Eagle View Blvd, Antioch, TN 37013
1412 Eagle View Blvd, Antioch, TN 37013
1410 Eagle View Blvd, 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 successors 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 successors 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. 20080603-0056596; Instrument No. 20080312-0025065; Instrument No. 20120807-0070420 and Instrument No. 20081222-0121715; restrictions of record in Instrument No. 20080512-0048644; Instrument No. 20120619-0053771 and Instrument No. 20140825-0077255; easement to Comcast of Nashville I, LLC, of record in Instrument No. 20090316-0023090; easement for declaration of reciprocal agreement of record in Instrument No. 20081203-0117279; agreement for dedication of sanitary sewers and or storm drainage of record in Book 8757, page 832 and Book 8764, page 706; agreement for stormwater detention of record in Instrument No. 20060809-0097641; declaration of restrictions and covenants for stormwater facilities and systems of record in Instrument No. 20170202-0011253; inspection and maintenance agreement for private stormwater management facilities of record in Instrument No. 20081120-0114320, as superceded in Instrument No. 20090922-0088019 and Instrument No. 20081120-0114360; Matters of Survey File No. 4212ALT.DGN; Project No. 24212.00, dated September 19, 2005 as referenced in Instrument No. 20130702-0068072; all of record in the Register's Office for Davidson County, Tennessee.

Witness my/our hands this 5th day of September, 2018.

AF PB2, LLC

By: Micah A. Lacher
Its: Secretary

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Micah A. Lacher with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Secretary of AF PB2, LLC and that he as such Secretary executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Secretary.

WITNESS my hand and official at Nashville, Tennessee, seal this 5th day of September, 2018.

Notary Public
My Commission Expires: 7/5/21

