(1)

# WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 171399 DEEDWARR
12/07/2018 08:52:20 AM 2 pgs
Fees: $13.00 Taxes: $1,237.76

20181207-0119322

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $334,530.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of December, 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 |
|---|---|---|
| Austin Marlow | Gold Star Mortgage Financial Group Corporation | 142-10-0-E-001.00 CO |
| (NAME) | (NAME) | |
| 740 Bellevue Rd. | 100 Phoenix Drive, Ste 300 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Ann Arbor, MI 48104 | |
| (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 **Austin Marlow and Camie Marlow, 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:

Being Unit 1 of Bellevue Station, Phase 3, as shown on Exhibit A-1 of the Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Bellevue Station, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20170427-0041683, 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 Parkside Builders, LLC, by Warranty Deed 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 740 Bellevue Rd., Nashville, TN 37221
(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 in Plat of record in Instrument No. 20170418-0037989; Declaration of Covenants, Conditions and Restrictions, Charter and Bylaws of record in Instrument No. 20160108-0001959 and as supplemented in Instrument No. 20170427-0041683; Articles of Incorporation/ Charter of record in Instrument No. 20160308-0022218; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20151001-0099985; 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; all of record in the Register's Office for Davidson County, Tennessee.**

Witness my/our hands this 3rd day of December, 2018.

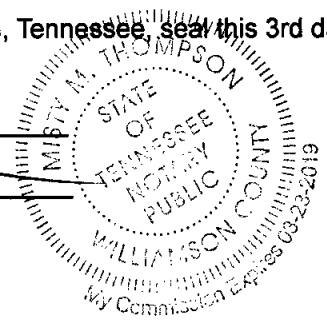
PARKSIDE BUILDERS, LLC

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 3rd day of December, 2018.




Notary Public
My Commission Expires: _____

File No.: 28558