WARRANTY DEED

Karen Johnson Davidson County
Batch# 184418 **DEEDWARR**
01/16/2019 11:07:40 AM 2 pgs
Fees: $13.00 Taxes: $930.17

20190116-0004512

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $251,395.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of January, 2019

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
Lauren Elizabeth Copeland	New Owner	163-07-0A-40.00 CO
(NAME)	(NAME)	
1846 Wild Oaks Ct.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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 **Lauren Elizabeth Copeland, a single woman,** HEREINAFTER CALLED THE GRANTEE, HER 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. 40 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. AND Being the same property conveyed to Parkside Builders, LLC, a Tennessee limited liability company, by Warranty Deed from AF PB2, LLC, a Tennessee limited liability company, dated August 13, 2018, of record in Instrument No. 20180817-0081562, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1846 Wild Oaks Court, 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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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. 20080603-0056596; 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 and Instrument No. 20090922-0088019; Easement to Comcast of record in Instrument No. 20090316-0023090; Easement for sanitary sewers and/ or storm drainage of record in Book 6803, page 705; Book 8757, page 832 and Book 8764, page 706; Reciprocal easement agreement with covenants and restrictions of record in Instrument No. 20081203-0117279; Stormwater Detention Agreement of record in Instrument No. 20060809-0097641; Agreement of record in Book 8526, page 362; Deed to State of Tennessee of record in Book 10202, page 863; Restrictions for stormwater facility of record in Instrument No. 20170202-0011253; all of record in the Register's Office for Davidson County, Tennessee.

Witness my/our hands this 11th day of January, 2019.

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 11th day of January, 2019.

Notary Public
My Commission Expires: _____



