WARRANTY DEED

Karen Johnson Davidson County
Batch# 218857 DEEDWARR
04/17/2019 10:55:29 AM 2 pgs
Fees: $13.00 Taxes: $931.98

20190417-0035247

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $251,885.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of March, 2019

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TREVOR D. CLINES NOTARY PUBLIC ID 614618 COMMISSION EXPIRES JANUARY 8, 2023 STATE AT LARGE, KENTUCKY

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
Tyler Napier	Tyler Napier	163-07-0-A-022.00 CO
(NAME)	(NAME)	
1410 Eagle View Blvd.	1410 Eagle View Blvd	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	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 **Tyler Napier, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 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. 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 September 5, 2018, of record in Instrument No. 20180913-0090703, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 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 GRANTEE, his 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, his 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 2019, which have been prorated, and 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; any lien which may arise from the re-classification of said property as a result of "Rollback Taxes and/or Greenbelt Taxes" set forth and defined by 67-5-1001, Tennessee Code Ann. and as amended by Public Chapter 279 of the Public Acts of 1987 by instrument of record in Book 10715, page 499; 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 3rd day of April, 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 3rd day of April, 2019.

Notary Public
My Commission Expires: _____

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

This instrument prepared by:
Lee Harris Donahue
Lee Harris Donahue, Attorney
Limestone Title & Escrow, LLC
10503 Timberwood Circle, Suite 110
Louisville, Kentucky 40223
Phone: 502-632-2277

After Recording Return To:
Limestone Title & Escrow, LLC
10503 Timberwood Circle
Suite 110
Louisville, KY 40223
502-632-2277