(1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 366489 DEEDWARR
03/04/2020 10:21:09 AM 2 pgs
Fees: $13.00 Taxes: $1,240.74

20200304-0023779

POLLY E. LAVIT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires 07-17-2022

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,335.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2020

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
Sean C. Dorris	Loan Depot	142-02-0-C-026.00 CO
(NAME)	(NAME)	
636 Parkvue Place Drive	26642 Towne Center Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Foothill Ranch, CA 92610	
(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 **Sean C. Dorris and Maegan L. Dorris, 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 26, as shown on Exhibit A-1 of the Declaration of Covenants, Conditions, and Restrictions for Parkvue, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20190206-0011430, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said Unit.

Being a portion of the same property conveyed to Parkvue Development, LLC, a Tennessee limited liability company, by Warranty Deed from Evelyn Wright Ferrell, unmarried, dated March 30, 2018, of record in Instrument No. 20180403-0031141, Register's Office for Davidson County, Tennessee. AND Being a portion of the same property conveyed to Parkside Builders, LLC, a Tennessee limited liability company, by Quitclaim Deed from Parkvue Development, LLC, a Tennessee limited liability company, dated August 9, 2019, of record in Instrument No. 20190815-0081635, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 636 Parkvue Place Drive, 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 2020, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the map of record in Plat Book 3, page 15, in the Chancery Court for Davidson County, Tennessee and Plat of record in Instrument No. 20190125-0007493; Easement of record in Book 5336, page 128; Charter/Articles of Organization of record in Instrument No. 20190204-0010128; Declaration of Covenants, Conditions and Restrictions, Plat, Charter and Bylaws and all attachments thereto of record in Instrument No. 20190206-0011430 and as supplemented in Instrument No. 20191007-0102593; Grant of overhead line easement of record in Instrument No. 20190402-0029629; Collateral Assignments of Declarant Rights and Prohibition Against Encumbrances of record in Instrument No. 20180410-0033784, Instrument No. 20190206-0011431 and Instrument No. 20191122-0120877; Collateral Assignment of Water and Sewer Taps of record in Instrument No. 20200121-0006678; all of record in the Register's Office for Davidson County, Tennessee.

Witness my/our hands this 27th day of February, 2020.

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 27th day of February, 2020.

Notary Public
My Commission Expires: _____

File No.: 29708

POLLY E. LAVIT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-17-2022