WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of March, 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
Peggy J. Rouillier, Trustee of The Peggy J. Rouillier Living Trust u/a/d October 24, 1996	**NEW OWNER**	142-02-0-D-304.00 CO
(NAME)	(NAME)	
7477 Highway 70 South, Unit 304		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 379655 **DEEDWARR**
03/31/2020 10:15:22 AM 2 pgs
Fees: $13.00 Taxes: $924.63

20200331-0034311

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 **Peggy J. Rouillier, Trustee of The Peggy J. Rouillier Living Trust u/a/d October 24, 1996,** HEREINAFTER CALLED THE GRANTEES, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit 304, in Building One, as shown on Exhibit D of the Declaration for Parkvue Condominiums, a Condominium, as of record in Instrument No. 20190206-0011432, 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 same property conveyed to Parkvue Development, LLC, a Tennessee limited liability company, by Warranty Deed from Victor Hazelwood, dated March 30, 2018, of record in Instrument No. 20180404-0031415, 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 Warranty Deed from Parkvue Development, LLC, a Tennessee limited liability company, dated June 4, 2019, of record in Instrument No. 20190613-0057001, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 7477 Highway 70 South, Unit 304, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2020, which have been prorated, and 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 Book of record in Instrument No. 20190125-0007493; easements to State of Tennessee of record in Book 6107, page 344; HOA Charter of record in Instrument No. 20190204-0010127; all conditions, covenants,

restrictions, options, burdens, assessments, and other undertakings contained in the Declaration for Parkvue Condominiums, a Condominium, Charter, Bylaws, Plat and all attachments thereto, of record in Instrument No. 20190206-0011432, as amended in Instrument No. 20191007-0102592, and as corrected in Instrument No. 20200323-0031564; all matters shown in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20190206-0011430, as corrected in Instrument No. 20200323-0031564; Collateral Assignment of Declarant Rights filed of record in Instrument No. 20190206-0011431, Instrument No. 20190206-0011433 and Instrument No. 20191122-0120877; NES Easement of record in Instrument No. 20190402-0029629; 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.

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, its successors 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 its 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.

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

Parkside Builders, LLC

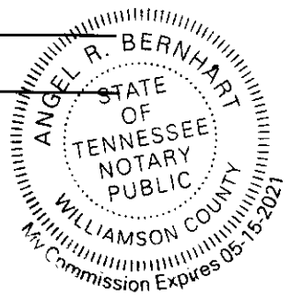
By: Bryan D. Spicer
Its: Authorized Agent

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 March, 2020.

Notary Public
My Commission Expires:



File No.: 29970