BILL GARRETT, Davidson County
Trans:T20120096889 DEEDWARR
Recvd: 12/19/12 09:26 2 pgs
Fees:13.00 Taxes:127.65
20121219-0116731

PREPARED BY AND AFTER RECORDING, RETURN TO:
Title Center of the South, LLC
786 Old Hickory Blvd, Suite 356
Brentwood, TN. 37027

MAP/PARCEL: 173 06 0B 043.00

SEND TAX BILL:
Atkins & Assoc. Homebuilders Inc.
109 Allenhurst Circle
Franklin, TN. 37067

PROPERTY OWNER:
Atkins & Assoc. Homebuilders Inc.
109 Allenhurst Circle
Franklin, TN. 37067

FROM: **Blackwater Construction Inc., A Tennessee Corporation**

TO: **Atkins & Associates Homebuilders, Inc.**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Blackwater Construction Inc., A Tennessee Corporation** hereby sell(s), transfer(s) and convey(s) unto **Atkins & Associates Homebuilders, Inc.** said party's heirs and assigns, a certain tract or parcel of real estate, and being more particularly bounded and described as follows, to-wit:

LOT 43 OF THE CAMBRIDGE PARK SUBDIVISION LOCATED IN DAVIDSON COUNTY AND OF RECORD IN PLAT INSTRUMENT 20120912-0082696. SEE PLAT OF RECORD FOR A MORE PARTICULAR DESCRIPTION.

Being the same property conveyed to **Blackwater Construction Inc., A Tennessee Corporation**, by Warranty Deed recorded 9/28/2012 in Instrument No. 20120928-0088517 from First Citizens National Bank, in the Davidson County Register's Office, Nashville, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

TO HAVE AND TO HOLD all rights, title and interest in the above described tract of real estate unto the said and said party's heirs and assigns, forever in fee simple.

Blackwater Construction, Inc., covenant(s) that said party is lawfully seized and possessed of the above described tract of real estate; that said party has a good and lawful right to sell and convey the same; and that the same is free and unencumbered.

Blackwater Construction, Inc., covenant(s) and bind(s) said party, and the party's heirs and representatives, to forever warrant and defend the title to the above described tract of real estate unto **Atkins & Associates Homebuilders, Inc.**, and said party's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 12 day of December, 2012.

STEVE TOPPINGS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

On this, the 12 day of December, 2012, before me Steve Toppings a Notary Public, the undersigned officer, personally appeared Thomas J Atkins Jr., who acknowledged him self to be the President of Blackwater Construction, Inc., a corporation, and that he as such President, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as President.

WITNESS my hand and official seal at Franklin (city), Tennessee, on this the 12 day of December, 2012.

Notary Public: _____

My Commission Expires: 3-24-13

STEVE TOPPINGS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $34,500.00 which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 12 day of December, 2012.

Notary Public or Register

My Commission Expires: 3-24-13