WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130056306 DEEDWARR
Recvd: 07/02/13 13:47 2 pgs
Fees:13.00 Taxes:699.30
20130702-0068359

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of June, 2013.

Notary Public

MY COMMISSION EXPIRES: 7-26-2015

(AFFIX SEAL)

JENNIFER A. HOFFMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kamron L. Kunce		173060B03500
(NAME)	(NAME)	
2334 Somerset Valley Drive		
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Atkins & Associates Homesbuilders, Inc., a Tennessee corporation**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Kamron L. Kunce and Erin E. Kunce, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 35 on the Final Plat of Phase One, Cambridge Park at Barnes Road Subdivision, of record in Instrument 201209120082696, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being part of the same property conveyed to Blackwater Construction Inc., a Tennessee Corporation by Deed from First Citizens National Bank, dated 09/26/2012 and filed for record on 09/28/2012 in Instrument 201209280088517, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Atkins & Associates Homebuilders Inc. by Deed from Blackwater Construction Inc., a Tennessee Corporation, dated 12/12/2012 and filed for record on 12/19/2012 in Instrument 201212190116719, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
All matters as set forth per Instrument 201209120082696, said Register's Office.
Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument 20071227014796 4, said Register's Office.
Rights of tenants under any unrecorded leases.
Rights, claims of interest of Cambridge Park LLC, a Tennessee limited liability company (the foreclosed mortgagor) in the land or any claim that the foreclosure by Tennessee Bank & Trust CO a division of Farmers Bank & Trust Company (the original lender) is invalid.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2334 Somerset Valley Drive, Cane Ridge, 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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and/or 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 hand this 24th day of June, 2013.

ATKINS & ASSOCIATES HOMESBUILDERS, INC.

Thomas J. Atkins
President

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Thomas J. Atkins with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President of Atkins & Associates Homesbuilders, Inc. and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as President.

WITNESS my hand and seal this 24th day of June, 2013.

Notary Public
My Commission Expires: 9/23/13

WILLIAMSON COUNTY DONALD R. BARNETT, JR. STATE OF TENNESSEE NOTARY PUBLIC

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027