# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130088859 DEEDWARR
Recvd: 10/15/13 13:39 2 pgs
Fees:13.00 Taxes:787.49
20131015-0107762

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,835.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of October, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS: |
|---|---|---|
| Laura M. Abston | Laura M. Abston | 173060B05600CO |
| (NAME) | (NAME) | |
| 2323 Somerset Valley Drive | 2323 Somerset Valley Drive | |
| (ADDRESS) | (ADDRESS) | |
| Cane Ridge, TN 37013 | 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 Homebuilders, Inc.**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Laura M. Abston, an unmarried woman**, 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 all of Lot No. 56, on the plan of Final Plat, Phase One, Cambridge Park At Barnes Road Subdivision, of record in Instrument 201209120082696, said Register's Office, reference to which is hereby made for a more complete description of said lot.

Being the same property conveyed to Atkins & Associates by Deed from Blackwater Construction Inc., a Tennessee Corporation of record in Instrument 20131015-0107761, Register's Office for Davidson County, Tennessee.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:
Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
All matters as set forth per Instrument 201209120082696, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 201307020068358, said Register's Office.
Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument 200712270147964, 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 foreclosing lender) is invalid.
2013 Taxes have been prorated between the Grantor and Grantee.

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 2323 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 9th day of OCTOBER, 2013.

ATKINS & ASSOCIATES HOMEBHUILDERS, INC.

Donald R. Barrett Jr.
Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Donald R. Barrett Jr. with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be Authorized Agent of Atkins & Associates Homebhuilders, Inc. and that he/she/they as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by him/herself as Authorized Agent.

WITNESS my hand and seal this 9th day of October, 2013.

Notary Public
My Commission Expires: June 14, 2015

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**121 First Avenue South, Ste 200**
**Franklin, TN 37064**