# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140008921 DEEDWARR
Recvd: 02/07/14 09:48 2 pgs
Fees:13.00 Taxes:673.40
20140207-0010894

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2014.

Notary Public

MY COMMISSION EXPIRES: June 14, 2015 (AFFIX SEAL)

NICOLE LEE REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON 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 |
|---|---|---|
| Caitlin Fidler | Peoples Home Equity ~~Caitlin Fidler~~ | 173060B04600CO |
| (NAME) | 150 North (NAME) Seven Oaks ~~2306 Somerset Valley Drive~~ | |
| 2305 Carouth Court | Knoxville (ADDRESS) TN 37922 ~~Cane Ridge, TN 37013~~ | |
| (ADDRESS) | | |
| Nolensville, TN 37135 | | |
| (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**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Caitlin Fidler, 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. 46, on the 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 part of the same property conveyed to Cambridge Park LLC, a Tennessee limited liability company by Warranty Deed dated 12/19/2007 from Hickory Holdings LLC, a Tennessee limited liability company of record in Instrument 200712280148522, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to First Citizens National Bank by Substitute Trustees Deed dated 06/02/2010 from Kevin J. Jones, Substitute Trustee of record in Instrument 201006020042525, Register's Office for Davidson County, Tennessee.

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

Being part of the same property conveyed to Atkins & Associates Homebuilders, Inc. by Quitclaim Deed dated 01/16/2014 from Blackwater Construction Inc., a Tennessee Corporation of record in Instrument 20140122-0005852, 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. 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 plat of record in 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 Easement of record in Instrument 200712270147964, said Register's Office.
Rights of tenants under any unrecorded leases.
Rights, claims of interest of Cambridge Park LLC (the foreclosed mortgagor) in the land or any claim that the foreclosure by First Citizens National Bank (the foreclosing lender) is invalid.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable. 2014 taxes have been prorated between the Grantor and Grantee.

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 2306 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 30th day of January, 2014.

ATKINS & ASSOCIATES HOMEBUILDERS

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 Homebuilders 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 31st day of January, 2014.

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: June 14, 2015

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

**After Recording Return To:**
**Limestone Title & Escrow, LLC**
**5200 Maryland Way, Suite 202**
**Brentwood, TN 37027**