WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140032750 DEEDWARR
Recvd: 05/12/14 13:27 2 pgs
Fees:13.00 Taxes:852.49

20140512-0040474

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,401.74

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of May, 2014.

Dorothy E. Welch
Notary Public

MY COMMISSION EXPIRES: 5-17-15

(AFFIX SEAL)

DOROTHY E. WELCH 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
Richard A. Martens	NEW OWNER	173-6-B-39.00
(NAME) 2326 Somerset Valley Drive	(NAME) Richard A Martens	
(ADDRESS) Cane Ridge, TN 37013	(ADDRESS) 2326 Somerset Valley Dr 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., a Tennessee Corporation**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Richard A. Martens and Jennifer Martens, 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. 39 on the Final Plat of Phase One, Cambridge Park at Barnes Road, as shown by plat of record in instrument No. 20120912-0082696, Register's' Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Atkins & Associates Homebuilders, Inc. by Warranty Deed from Blackwater Construction, Inc. a Tennessee corporation , dated January 16, 2014, recorded January 22, 2014 of record in Instrument No. 20140122-0005849, Register's Office for Davidson County, Tennessee, and further being a portion of the property conveyed to Blackwater Construction, Inc., a Tennessee Corporation by Warranty Deed from First Citizens National Bank , dated September 26,2012, recorded September 28, 2012 of record in Instrument No. 20120928-0088517, said Register's Office , and further being a portion of the property conveyed to First Citizens National Bank by Substitute Trustee's Deed dated June 2, 2010, recorded June 2,2010 of record in Instrument No. 20100602-0042525, said Register's Office.

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 20120912-0082696, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Instrument 20130702-0068358, said Register's Office.
Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument

20071227-0147964, said Register's Office.
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 2326 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 1st day of May, 2014.

ATKINS & ASSOCIATES HOMEBUILDERS

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 himself to be Authorized Agent of Atkins & Associates Homebuilders, Inc., a Tennessee Corporation and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Authorized Agent.

WITNESS my hand and seal this 1st day of May, 2014.

Dorothy E. Welch
Notary Public
My Commission Expires: 5-17-15

DOROTHY E. WELCH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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

When recorded return to:
Residential & Commercial Title Services
1720 West End Avenue, Suite 400
Nashville, TN. 37203
(615) 921-8684

File No. R14-1270