WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140041041 DEEDWARR
Recvd: 06/11/14 09:40 2 pgs
Fees:13.00 Taxes:719.65

20140611-0050656

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of June, 2014.

Notary Public

MY COMMISSION EXPIRES: June 4, 2015 (AFFIX SEAL)

MICHELLE 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
Patricia L. Brown	Patricia L. Brown	17300B04900CO
(NAME)	(NAME)	
2312 Somerset Valley Dr	2312 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**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Patricia L. Brown , 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 Lot No. 49, on the Final Plat, Phase One, Cambridge Park at Barnes Road Subdivision of record in Instrument No. 20120912-0082696, said Register' s Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Atkins & Associates Homebuilders, Inc., by Deed from Blackwater Construction, Inc., dated 1/16/2014, recorded 1/22/2014, of record in Instrument No. 20140122-0005846, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Blackwater Construction Inc., a Tennessee Corporation, by Deed from First Citizens National Bank dated 9/26/2012, recorded 9/28/2012, of record in Instrument No. 20120928-0088517, 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 20120912-0082696, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Instrument 20130702-0068358, said Register's Office.
Restrictive Covenants of record in Instrument No. 20140109-0002501, in the Register's Office for Davidson

County, Tennessee.
Agreement of record at instrument No. 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 2312 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 6th day of June, 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 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 6th day of June, 2014.

Notary Public
My Commission Expires: June 14, 2015

MICHELLE LEE REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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