WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/01/14 13:42 3 pgs
Fees:18.00 Taxes:818.46
20140801-0069119

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,206.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2014.

Notary Public

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

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
Cole Tyrell	NEW OWNER	173060B06000CO
(NAME)	(NAME)	
2333 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 Homebuilders, Inc.**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Cole Tyrell and Eva R. Tyrell, 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 all of Lot No. 60, on the Final Plat of Phase One, Cambridge Park At Barnes Road Subdivision, of record in Instrument 201209120082696, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate 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 the same property conveyed to Atkins & Associates Homebuilders Inc. by Warranty Deed dated 3/4/2014 from Blackwater Construction, Inc., a Tennessee Corporation of record in Instrument 20140307-0019370, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE 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 of record in Instrument 200712270147964, said Register's Office.
Restrictive Covenant for Detached Structure of record in Instrument 20140507-0038966
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 Tennessee Bank & Trust, a division of Farmers Bank & Trust (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 2333 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 July, 2014.

ATKINS & ASSOCIATES HOMEBUILDERS, 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 Homebuilders, 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 30th day of July, 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

True Copy Certification

I, Cassie Lovorn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Cassie Lovorn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/20/18

PAMELA JO SMITHSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY