QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

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

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
Atkins & Associates Homebuilders, Inc., a Tennessee Corporation	NEW OWNER	173060B04800CO
(NAME)	(NAME)	
109 Allenhurst Circle		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140060113 DEEDQC
Recvd: 08/15/14 09:44 2 pgs
Fees:12.00 Taxes:0.00
20140815-0073834

For and 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, **Blackwater Construction Inc., a Tennesssee Corporation**, hereinafter called the Grantor(s), has quitclaimed unto **Atkins & Associates Homebuilders, Inc., a Tennessee Corporation**, 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. 48, on the plan of Phase One, Cambridge Park at Barnes Road Subdivision, as shown on plat of record in Instrument 201209120082696, said Register's Office of Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being 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.

This conveyance is subject to:
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 Stormwater Management Facilities of record in Instrument 200712270147964, said Register's Office.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

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 2310 Somerset Valley Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 30th day of July, 2014.

Blackwater Construction Inc., a Tennessee Corporation
by Donald R. Barrett Jr.
Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Donald R. Barrett Jr. , with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, proved himself to be the Authorized Agent, of Blackwater Construction Inc., a Tennesssee Corporation, and who being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.
Witness my hand, at office, this 30 day of July, 2014.

Notary Public Dorothy E. Welch
My commission expires: 5-17-15



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