WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-23980

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of January, 2015.

Notary Public

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

STATE OF TENNESSEE NOTARY PUBLIC 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
Dennis R Caveny	Acopia, LLC	173060B05100C
(NAME)	(NAME)	
497 Elysian Fields Rd M2	306 Northcreek Blvd, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20150001758 DEEDWARR
Recvd: 01/08/15 11:05 3 pgs
Fees: 18.00 Taxes: 847.30
20150108-0002084

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 **Dennis R Caveny and Danielle M Rendon**, 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. 51, on the Final Plat, Phase One, Cambridge Park at Barnes Road Subdivision, of record in Plat Instrument 20120928-0088517, in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Blackwater Construction, Inc., a Tennessee Corporation by Warranty Deed from First Citizens National Bank, dated 09/26/2012, of record in Instrument No. 200120928-088517, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Atkins & Associates Homebuilders, Inc., by Quitclaim Deed from Blackwater Construction, Inc., a Tennessee Corporation dated 12/31/14, of record in Instrument No. 20141231-0119238, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
Rights or claims of parties in possession not shown by the public records.

Easements, or claims of easements, not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not

shown by the public records.

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, toge ther with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

Restrictions upon the use of the premises not appearing in the chain of title to the land.

Taxes for 2015 and subsequent years, a lien not yet due and payable.

All matters shown on the plat of recorded as Plat Instrument 201209120082696, in the Register's Office of Davidson County, Tennessee.

Covenants, conditions, easements, restrictions and By-laws of record in Instrument No. 201307020068358, in the Register's Office of Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

Inspection and Maintenance Agreement for Private Storm Water Management Facilities Easement of record in Instrument No. 200712270147964, in the Register's Office of Davidson County, Tennessee.

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 2313 Somerset Valley Drive, Antioch, 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 5 day of January, 2015

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 as such AUTHORIZED AGENT executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself/herself as AUTHORIZED AGENT

WITNESS my hand and seal this 5th day of January, 2015.

Notary Public _____
My Commission Expires: June 14, 2015

MICHELLE REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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