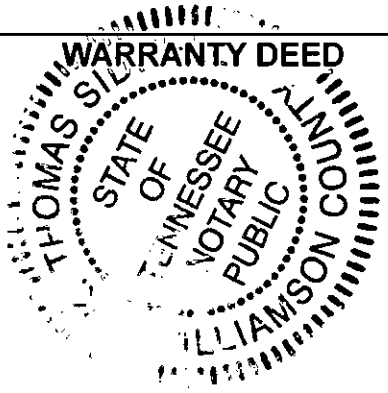
(3)

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,340.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of March, 2015.

Notary Public

MY COMMISSION EXPIRES: 11/15/17

(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
Jacinda Paulson	NEW OWNER	173060B05800CO
(NAME)	(NAME)	
2329 Somerset Valley Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150018081 DEEDWARR
Recvd: 03/12/15 13:23 2 pgs
Fees:13.00 Taxes:848.56
20150312-0021363

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 and Associates Homebuilders**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jacinda Paulson and Joshua Paulson, wife and husband**, 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:

Legal Description: Land located in Davidson County, Tennessee, being all of Lot 58 on the Plan of Cambridge Park at Barnes Road, of record in Plat Instrument No. 201209120082696, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Blackwater Construction, Inc., a Tennessee Corporation, by Warranty Deed from First Citizens National Bank, dated 09/26/2012, recorded 09/28/2012 of Record in Instrument No. 201209280088517, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Atkins & Associates Homebuilders, Inc. by Deed from Blackwater Construction, Inc., a Tennessee Corporation, dated 03/06/2015 of Record in Instrument No. 20150312-0021361, in the Register's Office of 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.

All matters shown on the plat of record as Plat Instrument No. 201209120082696, Davidson County, in the state of Tennessee.

Covenants, conditions, easements and restrictions recorded of Record in Instrument No. 201307020068358, in the Register's Office of Davidson County, Tennessee.

Inspection and Maintenance Agreement for Private Storm Water Management Facilities 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 2329 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 6th day of March, 2015.

ATKINS AND ASSOCIATES HOMEBUILDERS

Thomas J. Atkins
President

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Thomas J. Atkins with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President of Atkins and Associates Homebuilders and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as President.

WITNESS my hand and seal this 6th day of March, 2015.

Notary Public
My Commission Expires: 11/15/17

THOMAS SIDWELL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

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