WARRANTY DEED

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $254,900.00

Arginer Richardson
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 7TH DAY OF JANUARY, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7929 RICHARDSON C

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Arginer Richardson	same	182120A15400CO
901 Apple Blossom Ct		
Antioch, TN 37013		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOSHUA B. WEST AND WIFE KIMBERLY D. WEST

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

ARGINER RICHARDSON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 901 Apple Blossom Ct, Antioch, TN 37013

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 our hand on the 7th day of January, 2016.

Joshua B. West

Kimberly D. West

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, JOSHUA B. WEST AND KIMBERLY D. WEST, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 7th day of January, 2016.

Notary Public_____

My Commission Expires:_____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

BILL GARRETT, Davidson County
Trans: T20160002425 DEEDWARR
Recvd: 01/11/16 12:53 2 pgs
Fees: 13.00 Taxes: 943.13

20160111-0002651

15-7929 RICHARDSON C

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee being Lot No. 344, on the Plan of Phase 6, Section 6, Apple Valley a Residential Planned Unit Development of record in Instrument No. 20070125-0010053 and amended in Instrument No. 20070205-0014781, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Being the same property conveyed to Joshua B. West and wife, Kimberly D. West, by Warranty Deed from Designer Homes, GP, a Tennessee General Partnership, recorded on the 18th day of April, 2012 in Instrument No. 20120418-0033205, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 6, SECTION 6, APPLE VALLEY, as recorded in Instrument Nos. 20070125-0010053 and 20070205-0014781, in the Register's Office of Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020724-0088783, as amended at Instrument No. 20070205-0014780, in the Register's Office of Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws recorded in Instrument No. 20020724-0088784, as amended at Instrument No. 20091116-0105278, in the Register's Office of Davidson County, Tennessee.

f. Charter of Apple Valley Homeowners' Association, Inc. recorded at Instrument No. 20020724-0088782, in the Register's Office of Davidson County, Tennessee.

g. Storm Water Detention Agreement as set forth in instrument recorded in Instrument No. 20020528-0064320, in the Register's Office of Davidson County, Tennessee.

h. Subject to lien for special assessments as contained in the restrictions.

i. Subject to rights of others in and to the common areas and elements.

j. Deed conveying the common area to Apple Valley Homeowners' Association, Inc. recorded at Instrument No. 20080812-0082767, in the Register's Office of Davidson County, Tennessee.