01288-29403

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160005340 DEEDWARR
Recvd: 01/20/16 14:15 2 pgs
Fees: 13.00 Taxes: 983.74
20160120-0005874

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,876.40

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of January, 2016.

Notary Public

MY COMMISSION EXPIRES: May 22, 2016

(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
Alexandra Smith	NEW OWNER	173-06-0-B 070.00CO
(NAME)	(NAME)	
2353 Somerset Valley Drive		
(ADDRESS)	(ADDRESS)	
Antioch, 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., a Tennessee Corporation**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Alexandra Smith and Jordan Mohilowski, 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:

Land in Davidson County, Tennessee, being Lot No. 70, on the Final Plat, Phase One, Cambridge Park at Barnes Road Subdivision, as shown on the plat of record in Instrument 20120912-0082696, in the Registers Office of Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Atkins & Associates Homebuilders, Inc., a Tennessee Corporation by Quitclaim Deed dated 09/01/2015 from Blackwater Construction, Inc., a Tennessee Corporation of record in Instrument No. 20150903-0089962, 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.
Restrictions upon the use of the premises not appearing in the chain of title to the land.
Taxes for 2016 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Instrument No. 20120912-0082696, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Instrument No. 20130702-0068358, as amended in Instrument No. 20151208-0123306, in the Register's Office for Davidson County, Tennessee.
Restrictive Covenant for Detached Structure of record in Instrument No. 20150917-0094362, in the Register's Office for Davidson County, Tennessee.
Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20071227-0147964, in the Register's Office for 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 2353 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 15th day of January, 2016.

ATKINS & ASSOCIATES HOMEBUILDERS, INC., A TENNESSEE CORPORATION

Donald R. Barrett Jr.
Authorized Agent

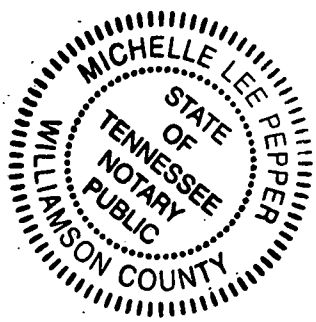
State of Tennessee
County of Williamson

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 himself to be Authorized Agent of Atkins & Associates Homebuilders, Inc., a Tennessee Corporation and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Authorized Agent.

WITNESS my hand and seal this 15th day of January, 2016.

Michelle Pepper

Notary Public
My Commission Expires: May 22, 2019



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