WARRANTY DEED

Bill Garrett Davidson County
Batch# 81959 DEEDWARR
04/17/2018 02:58:40 PM 2 pgs
Fees: $13.00 Taxes: $1,098.90

20180417-0036207

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of April, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER

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
Daniel Heng Siao	New Owner	173060B014.0CO
(NAME)	(NAME)	
2375 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 **Daniel Heng Siao and Jennifer Alida Siao, husband and wife** , 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. 14, on the Final Plat, Cambridge Park Subdivision, Phases 2 & 3, of record in Instrument No. 201606090058582, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being part of 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 201209280088517, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Atkins & Associates Homebuilders, Inc., a Tennessee corporation by Deed from Blackwater Construction, Inc., a Tennessee corporation of record in Instrument No. _____, 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 2375 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 16th day of April, 2018.

ATKINS & ASSOCIATES HOMEBUILDERS, INC.

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 & Associates Homebuilders, Inc. 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 16th day of April, 2018.

Notary Public
My Commission Expires: 2-21-22

KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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