WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,500.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF November, 2011.

Notary Public

MY COMMISSION EXPIRES: 10·11·15
(AFFIX SEAL)

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF LAURA D. PERRY

FSB11-1001

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danco Development, Inc. DBA Fr	Danco Development, Inc. DBA Fr	
1001 Pine Meadow Court	(NAME) 1001 Pine Meadow Court	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	156-050-A-029.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BILTMORE DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DANCO DEVELOPMENT, INC. DBA FRANKLIN HERITAGE HOMES, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 29 on the Plan of Harpeth Village PUD, Section 2, Phase 1, as depicted on Exhibit A of the Declaration of Covenants, Conditions and Restrictions for Harpeth Village of record in Instrument Number 20090121-0005246, as made subject to Addendum to Declaration of Covenants, Conditions and Restrictions for Harpeth Village P.U.D. of record in Instrument No. 20090123-0006190, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Biltmore Development, LLC, a Tennessee limited liability company by deed from Kimco Barclay Harpeth, L.P. of record in Instrument Number 20070424-0048960 and Instrument No. 20070424-0048961, in the Register's Office for Davidson County, Tennessee.

This property known as 1001 Pine Meadow Court Nashville, TN 37221.

BILL GARRETT, Davidson County
Trans:T20110076587 DEEDWARR
Recvd: 12/05/11 12:00 2 pgs
Fees:13.00 Taxes:231.25
20111205-0094539

unimproved (X)
This is improved ( ) property, known as 1001 Pine Meadow Court, Nashville, Tennessee 37221
(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 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 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/our hand(s) this 21st day of November, 2011.

Biltmore Development, LLC, a Tennessee limited liability company

BY: _____

STATE OF Tennessee
COUNTY OF Davidson

On this the 21st day of November, 2011, before me personally appeared Austin Daniel, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Managing Member of Biltmore Development, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such Managing Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st day of November, 2011.

Notary Public

My Commission Expires: 10.11.15

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959