BILL GARRETT, Davidson County
Trans:T20120049357 DEEDWARR
Recvd: 07/05/12 09:40 2 pgs
Fees:13.00 Taxes:1062.97
20120705-0058839

WARRANTY DEED

KW12-1005

LAURA D. PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,288.00

Steven K Spears
Affiant

Subscribed and sworn to before me, this 2nd DAY OF July, 2012.

Notary Public

MY COMMISSION EXPIRES: 10.11.17
(AFFIX SEAL)

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
Steven K. Spears	Franklin Synergy Bank	
1005 Pine Meadow Court (ADDRESS)	3301 Aspen Grove, Ste 200 (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	156-05A-031.00CO

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 DANCO DEVELOPMENT, INC. DBA FRANKLIN HERITAGE HOMES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STEVEN K. SPEARS AND SUSAN TONEE SPEARS, HUSBAND AND WIFE, 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. 31 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 No. 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 No. 20070424-0048960 and Instrument No. 20070424-0048961, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Danco Development, Inc. DBA Franklin Heritage Homes by Deed from Biltmore Development, LLC, a Tennessee limited liability company of record in Instrument No. 20111205-0094543, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to A) 2012 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument No. 20051227-0153838; Instrument No. 20080618-0062694; Instrument No. 20070507-0054445; Instrument No. 20090121-00052456; 20090121-0005247; Instrument No. 20000510-0047300; Book 7511, page 561; as re-recorded in Book 7512, page 319; Book 7611, page 418; Instrument No. 20051219-0151714; Book 8019, page 166; Instrument No. 20070829-0103594; Instrument No. 20070829-0103726; Instrument No. 20100401-0024501; Instrument No. 20081107-0110815, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1005 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 2nd day of July, 2012.

Danco Development, Inc. DBA Franklin Heritage Homes

BY: _____
President

ATTEST:

_____
Secretary

STATE OF Tennessee
COUNTY OF Davidson

On this the 2nd day of July 2012, 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 to be the Managing Member of Danco Development, Inc. dba Franklin Heritage Homes, the within named bargainor, a corporation, and that he as such Managing Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd day of July 2012.

_____
Notary Public

My Commission Expires: 10-11-15

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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