BILL GARRETT, Davidson County
Trans:T20130012552 DEEDWARR
Recvd: 02/14/13 09:05 2 pgs
Fees:13.00 Taxes:993.71
20130214-0014989

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,570.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF February, 2013.

Notary Public

MY COMMISSION EXPIRES: 10.11.15
(AFFIX SEAL)

LAURA D. PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

KW12-1114

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
Judith M. Puryear	Judith M. Puryear	
1114 Smokewood Way	1114 Smokewood Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	156-05A-052.00CO
(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 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 JUDITH M. PURYEAR, UNMARRIED, 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. 52 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, Register's Office for Davidson County, Tennessee, dated April 19, 2007, recorded April 24, 2007.

Being part of the same property conveyed to Danco Development, Inc. dba Franklin Heritage Homes by Deed from Biltmore Development, LLC of record in Instrument No. 20120504-0038658, Register's Office for Davidson County, Tennessee, dated May 3, 2012, recorded May 4, 2012.

This conveyance is subject to A) 2013 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument Number 20060505-0052434, Inst. No. 20051227-0153838, Inst. No. 20080618-0062694, Book 7511, page 561, Book 7512, page 319, Book 7611, page 418, Inst. No. 20070507-0054445, inst. No. 20090121-0005246, Inst. no. 20090123-0006190, Inst. no. 20090121-0005247, Inst. No. 20070829-0103594, Inst. No. 20070829-0103726, Inst. No. 20081107-0110815, Book 8019, page 166, Inst. No. 20100401-0024501, Inst. No. 20000510-0047300, Inst. No. 20051219-0151714, Book 7511, page 516, Book 7512, page 319, and Book 7611, page 418, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1114 Smokewood Way, 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 8th day of February, 2013.

Danco Development, Inc dba Franklin Heritage Homes

BY: _____
President

ATTEST:

_____
Secretary

STATE OF Tennessee
COUNTY OF Davidson

On this the 8th day of January 2013, 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 8th day of January, 2013.

_____
Notary Public

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