WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/15/13 14:13 3 pgs
Fees:18.00 Taxes:148.00
20130315-0026111

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MARCH, 2013

Notary Public

MY COMMISSION EXPIRES: 7-5-16
(AFFIX SEAL)

Prepared without insurance of title insurance

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danco Development, Inc. dba Franklin Heritage Homes	Same as New Owner	149-15-0-A-393.00
(NAME)	(NAME)	
209 Gothic Ct., Ste 108		
(ADDRESS)	(ADDRESS)	MST File No. 2013-0213
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Danco Property Investments, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Danco Development, Inc. dba Franklin Heritage Homes, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 101 on the Plan of Phase 10, Cambridge Forest of record in Plat at Instrument No. 20070103-0001061, 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 a portion of the same property conveyed to Danco Property Investments, LLC by Deed from Double M Partners, LLC of record in Book 11680, page 863, Register's Office for Davidson County, Tennessee, dated September 29, 1999 and recorded on September 29, 1999.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Subject to all matters shown on the Plan of record as Instrument Number 20070103-0001061, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of record in Book 10332, Page 1, amended in Book 10774, Page 723, Instrument Number 20021023-0130058, Instrument Number 20020221-0022797, Instrument Number 20061025-0132073, Instrument Number 20070409-0041417, Instrument Number 20100224-0014180, Instrument Number 20110919-0072463, Instrument Number 20130225-0018348, Register's Office for Davidson County, Tennessee, Charter for Cambridge Forest HOA of record in Book 10343, Page 769, in the Register's Office for Davidson County, Tennessee. Storm water detention agreement of record in Book 7632, Page 962 and Book 10805, Page 497, in the Register's Office for Davidson County, Tennessee.

Ingress & egress easement to Morgan Cemetary of record in Book 1207, Page 529, in the Register's Office for Davidson County, Tennessee. Indemnity agreement of record in Instrument Number 20050413-0041295, in the Register's Office for Davidson County, Tennessee.

This property, known as 3077 Bromley Way, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 15TH DAY OF MARCH, 2013.

Danco Property ~~Investments~~, LLC

BY: _____

Austin Daniel, Chief Manager

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Austin Daniel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself C.M of Danco Property Investments, LLC, a Tennessee limited liability company, the within named bargainor, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company himself as C.M., of Danco Property Investments, LLC, of said company.

Witness my hand and official seal at Franklin, TN this 15th day of March, 2013.

_____

Notary Public My Commission Expires: 7-5-16

(SEAL)

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Yvette Lynn Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson
Personally appeared before me, D. Mackey a notary public for this county and state, [Yvette Lynn Meldrum] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/17/16
Notary' Seal (if on paper)

