24516-4

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130037271 DEEDWARR
Recvd: 05/06/13 09:02 2 pgs
Fees:13.00 Taxes:1155.84

20130506-0045125

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $312,390.00.

Affiant

Subscribed and sworn to before me, this the 26th day of April, 2013.

Notary Public

My commission expires: 2/13/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Deborah Campbell **Caprice Palmer**	**Franklin Synergy Bank**	**Map 109-08-0-A Parcel 018.00CO**
3064 Cooks Landing Court	**3301 Aspen Grove, Suite 200**	
Hermitage, TN 37076	**Franklin, Tennessee 37067**	

FOR AND IN 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,

Citizens Homes, Inc. a Delaware corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Deborah Campbell, a single woman and Caprice Palmer, a single woman, as joint tenants with right of survivorship

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. 18 on the Final Plat of Cooks Landing Subdivision, a Planned Unit Development, as of record in Instrument No. 20110510-0035834, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

BEING the same property conveyed to Citizens Homes, Inc., a Delaware corporation by Warranty Deed from Cook's Landing, a Tennessee general partnership, dated December 18, 2012, of record in Instrument No. 20121227-0119398, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions, Restrictions and By-Laws, of record in Instrument No. 20111215-0097520; Inspection and Maintenance Agreement for Private Stormwater Management Facilities in Instrument No. 20070712-0082836; and Metro Letter as to sewage soil absorption system in Book 5665, page 843; all in said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **3064 Cooks Landing Court, Hermitage, TN 37076**

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 its hand by its duly authorized officer this **26th** day of **April, 2013.**

Citizens Homes, Inc. a Delaware corporation

By: _____
David L. Hughes, President Nashville Division

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared David L. Hughes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President Nashville Division of the Citizens Homes, Inc. a Delaware corporation, within named bargainor, a corporation, and that he/she as such President Nashville Division, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such President Nashville Division.

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of **April, 2013.**

Notary Public

My Commission Expires: 1/6/14

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.