Davidson County DEEDWARR **Recvd: 05/14/13 11:52 3 pgs** **Fees:18.00 Taxes:1089.57** **20130514-0048500**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,478.00 Affiant Subscribed and sworn to before me, this 10th DAY OF May, 2013. Notary Public MY COMMISSION EXPIRES: 10.11.15 (AFFIX SEAL)

WARRANTY DEED

KW13-1118

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
David Shockley	Franklin Synergy Bank	
1118 Smokewood Way (ADDRESS)	3301 Aspen Grove, Ste 200 (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	156-05A-054.00CO

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 DAVID SHOCKLEY AND ROCIO SHOCKLEY, 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. 54 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 and recorded on 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 and recorded on May 4, 2012.

unimproved ( )
This is improved (X) property, known as 1118 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 10th day of May, 2013.

Danco Development, Inc. dba Franklin Heritage Homes

BY: _____
President

ATTEST:

_____
Secretary

STATE OF Tennessee
COUNTY OF Davidson

On this the 10th day of May, 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/herself to be the President of Danco Development, Inc. dba Franklin Heritage Homes, the within named bargainor, a corporation, and that he/she as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th day of May, 2013.

_____
Notary Public

My Commission Expires: 10/11/15

(SEAL)

LAURA D. PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

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

True Copy Certification

I, CAROL CLAWSON, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Carol Clawson
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, CAROL CLAWSON who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Pamela Jo Smithson
Notary's Signature

My Commission Expires: 3/17/14

PAMELA JO SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY