BILL GARRETT, Davidson County
Trans:T20130040372 DEEDWARR
Recvd: 05/15/13 09:52 2 pgs
Fees:13.00 Taxes:1044.09
20130515-0048838

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,186.00

Affiant

Subscribed and sworn to before me this 10th DAY OF May, 2013.

Notary Public

MY COMMISSION EXPIRES: 10.11.15
(AFFIX SEAL)

KW13-1116

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
Todd Graham	Franklin Synergy Bank	
1116 Smokewood Way (ADDRESS)	3301 Aspen Grove, Ste 200 (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	156-05-0-A-053.00

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. D/B/A, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TODD GRAHAM AND CONETTA GRAHAM, 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 Lot No. 53 on the Plan of Harpeth Village PUD Subdivision, Section 2, Phase 1, of record in Instrument No. 20090121-0005246, and further described in the Addendum to Declaration of Covenants Conditions and Restrictions for Harpeth Village PUD, 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 a portion of the same property conveyed to Danco Development, Inc. d/b/a Franklin Heritage Homes by Deed from Biltmore Developemnt, LLC of record at Instrument No. 20120504-0038658, Register's Office for Davidson County, Tennessee, dated May 3, 2012 and recorded on May 4, 2012.

Being a portion of the same property conveyed to Biltmore Developemnt, LLC, by Deed from Kimco Barclay Harpeth, LP., a Tennessee Limited Partnership, of record at Instrument No. 20070424-0048960, Register's Office for Davidson County, Tennessee, dated April 19, 2007 and recorded on April 24, 2007.

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 20090123-0006190, Inst. No. 20090121-0005246, Inst. No. 20090123-0006190, Inst. No. 20090121-0005247, Inst. No. 20080626-0066101, Inst. No. 20100401-0024501, Inst. No. 20000510-0047300, Inst. No. 2008107-0110815, Inst. No. 20070829-0103594, Inst No. 20070829-0103726, Inst. No. 20051219-0151714, Book 7511, page 561, Book 7512, page 319, Book 7611, page 418, Book 5653, page 679, Book 6044, page 104, Inst. No. 20070507-0054445, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1116 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. d/b/a

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. d/b/a, 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)

WILLIAMSON COUNTY
LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC

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