WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/25/13 09:45 3 pgs
Fees:18.00 Taxes:222.00
20130625-0065075

D. MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-17-2016

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF June, 2013

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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	New Owner	156050A03500CO
(NAME)	(NAME)	
209 Gothic Ct. Suite 102		
(ADDRESS)	(ADDRESS)	MST 2013-0646
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, Biltmore Development, 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:

Being Lot No. 35, Section 2, Phase 1, on the plan of Harpeth Village, a Planned Unit Development, of record in Instrument No. 20090121-0005246, and further described in the Addendum to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20090123-0006190, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Biltmore Development, LLC, a Tennessee limited liability company, by deed from Kimco Barclay Harpeth, L.P., a Tennessee limited partnership, dated 04/19/2007, of record in Instrument No. 20070424-0048960, and by Quitclaim Deed of record in Instrument No. 20070424-0048961, Register's Office for Davidson County, Tennessee.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2013 tax a lien but not yet due and payable. Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded Instrument No. 20070507-0054445 and #20090121-0005246, and #20090123-0006190, said Register's Office, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons. All matters appearing on the Plan of record in Instrument No. 20080618-0062694; #20090123-0006190; #20090121-

0005246, said Register's Office. Deed conveying Open Space of record in Instrument No. 20080626-0066101, said Register's Office. Subject to Sanitary Sewer and Storm Water Detention Agreement of record in Instrument No. 20051219-0151714, said Register's Office. Subject to Harpeth Valley Utility District of record in Book 4760, page 840; Book 8019, page 166 and Instrument No. 20000510-0047300, said Register's Office. Subject to Metro Davidson County Government for water mains, pumps and appurtenances as set out in Instrument No. 20070829-0103594, said Register's Office. Subject to Inspection and Maintenance Agreement of record in Instrument No. 20070829-0103726, said Register's Office. Subject to easement to Comcast of Nashville as set out in Instrument No. 20081107-0110815, said Register's Office. Grant of Easements as set forth in Instrument No. 20100401-0024501, said Register's Office.

This property, known as 1013 Pine Meadow Court, Nashville, TN
(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 21st DAY OF June, 2013.

Biltmore Development, LLC

BY: _____

Austin Daniel, Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Austin Daniel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 21st day of June, 2013.

_____
Notary Public

My commission expires: 7-5-16

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Yvette 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, the undersigned, a notary public for this county and state, Yvette 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

