BILL GARRETT, Davidson County
Trans:T20130066192 DEEDWARR
Recvd: 08/02/13 09:31 2 pgs
Fees:13.00 Taxes:1110.00

20130802-0080707

WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Diane L. Gregory
Affiant

Subscribed and sworn to before me, this the 31st day of July, 2013.

Sandy Balent
Notary Public

My commission expires: 1-9-16

(APEX SEAL) SANDY BALENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jason S. Whinnery	Franklin American Mortgage Co	Map 109-08-0-A, Parcel 039.00CO
3013 Cooks Landing Court	501 Corporate Centre Dr. Suite 400	
Hermitage, TN 37076	Franklin, TN 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

Jason S. Whinnery and Angela D. Whinnery, husband and wife

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. 39 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 Deed from Cook's Landing, a Tennessee general partnership, dated November 7, 2012, of record in Instrument No. 20121110-0106717, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following exceptions:

(1) The Plan of record in Instrument No. 20110510-0035834, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(2) Declaration of Covenants, Conditions and Restrictions and By-Laws for Cooks Landing, of record in Instrument No. 20111215-0097520, Register's Office for Davidson County, Tennessee.

(3) Metro Letter as to sewage soil absorption system of record in Book 5665, Page 843, Register's Office for Davidson County, Tennessee.

(4) Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070712-0082836, Register's Office for Davidson County, Tennessee.

(5) Taxes for 2013 and subsequent years have been prorated and assumed by the Grantees herein.

This is improved (__X__) Unimproved (____) property, known as **3013 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 **31st** day of **July, 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 to be the President Nashville Division of **Citizens Homes, Inc., a Delaware corporation**, within named bargainor, a corporation, and that he 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 as such President Nashville Division.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **July, 2013.**

_____
Notary Public

My Commission Expires: 1/6/14

DEBORAH M. O'NEIL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY