Davidson County DEEDWARR
Recvd: 09/10/13 09:27 3 pgs
Fees:18.00 Taxes:1031.78
20130910-0095322

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,860.00

C Edward Loyal
Affiant

Subscribed and sworn to before me, this 28th DAY OF August, 2013.

Notary Public

MY COMMISSION EXPIRES: 10.11.15
(AFFIX SEAL)

LAURA D. PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

DD13-1108

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
C. Edward Loyal	Franklin Synergy Bank	
1108 Smokewood Way (ADDRESS)	3301 Aspen Grove, Ste 200 (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	156-05A-049.00CO

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 C. EDWARD LOYAL, SINGLE MAN, 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. 49 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 Biltmore Development, LLC, by Deed from Kimco Barclay Harpeth, LP., a Tennessee Limited Partnership, of record in Instrument No. 20070424-0048960, Register's Office for Davidson County, Tennessee, dated April 19, 2007 and recorded on April 24, 2007.

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 in Instrument No. 20120504-0038658, Register's Office for Davidson County, Tennessee, dated May 3, 2012 and recorded on May 4, 2012.

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 No. 20060505-0052434; Instrument No. 20090123-0006190; Instrument No. 20090121-0005246 and addendum in Instrument No. 20090123-0006190; Instrument No. 20090121-0005247; Book 5653, Page 679 and Book 6044, Page 104; Instrument No. 20070507-0054445; Instrument No. 20080626-0066101; Instrument No. 20100401-0024501; Instrument No. 20000510-0047300, Book 4760, Page 840 and Book 8019, Page 166, Instrument No. 2008107-0110815; Instrument No. 20070829-0103594; Instrument No. 20070829-0103726; Instrument No. 20051219-0151714; Book 7511, Page 561, Book 7512, Page 319 and Book 7611, Page 418; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1108 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 28th day of August, 2013.

Danco Development, Inc., DBA Franklin Heritage Homes

BY: _____
Austin Daniel, President

STATE OF Tennessee
COUNTY OF Davidson

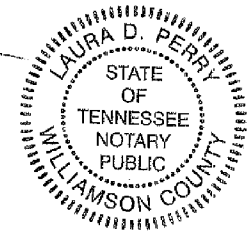
On this the 28th day of August, 2013, before me personally appeared Austin Daniel, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the President of Danco Development Inc., DBA Franklin Heritage Homes, the within named bargainor, 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 28th day of August, 2013.

_____
Notary Public

My Commission Expires: 10.11.15

(SEAL)



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

True Copy Certification

I, Connie Taylor, 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Robyn Dubray, a notary public for this county and state, Connie Taylor 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: 2/21/2017

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067