WARRANTY DEED

DD13-1112

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,400.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF November, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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
Peggy R. Marshall	Wells Fargo Bank, N.A.	
1112 Smokewood Way	(NAME) 1525 W WT Harris Blvd	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Charlotte, NC 28262-8522	156050A05100CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 11/14/13 16:07 3 pgs
Fees:18.00 Taxes:1000.48
20131114-0117982

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 PEGGY R. MARSHALL, A SINGLE WOMAN, 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. 51 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 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.

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.

This conveyance is subject to (a) taxes and assessments which have pro-rated as of the date of closing and assumed by the Grantee(s) herein; (b) any and all applicable governmental and/or zoning regulations (c) all easements, restrictive covenants and conditions and other matters as set forth on all applicable instruments of record, including, but not limited to Plan of Final Plat of Harpeth Village P.U.D. of record in Instrument No. 20060505-0052434; P.U.D. Boundary Plat of record in Instrument No. 20051227-0153838; Restrictions of record in Book 5653, Page 679 and Book 6044, Page 104; Covenants, Conditions and Restrictions of record in Instrument No. 20070507-0054445; Covenants, Conditions and Restrictions of record in Instrument No. 20090121-0005246, as subject to Addendum of record in Instrument No. 20090123-0006190; By-Laws of Harpeth Village HOA of record in Instrument No. 20090121-0005247; Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, of record in Instrument No. 20070829-0103594; Inspection and Maintenance Agreement for Private Storm Water Management Facilities, of record in Instrument No. 20070829-0103726; Easement to Comcast of record in Instrument No. 20081107-0110815; Easement(s) granted to Harpeth Valley Utility District of record in Book 4760, Page 840 and Book 8019, Page 166; Grant of Easement of record in Instrument No. 20100401-0024501; Agreement for Dedication of Public Utilities and Abandonment of Existing Easement, of record in Instrument No. 20000510-0047300; Stormwater Detention Agreement of record in Instrument No. 20051219-0151714; Electrical Permit of record in Book 7511, Page 516, Book 7512, Page 319 and Book 7611, Page 418, in the Register's Office for Davidson County, Tennessee.

unimproved ( )

This is improved (X) property, known as 1112 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 12th day of November, 2013.

Danco Development, Inc DBA Franklin Heritage Homes

STATE OF Tennessee
COUNTY OF Davidson

On this the 12th day of November, 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, a Tennessee corporation, 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 12th day of November, 2013.

Notary Public

My Commission Expires:

(SEAL) 2/2/2017

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

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

True Copy Certification

I, Pam Smithson, 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.

Pam Smithson
Signature

State of Tennessee
County of Williamson

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

Robyn DuBray
Notary's Signature

My Commission Expires: 9/21/2017

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