Davidson County DEEDWARR
Recvd: 12/10/13 16:02 3 pgs
Fees:18.00 Taxes:932.31
20131210-0125316

WARRANTY DEED

DD13-1011

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $251,977.00

Affiant

Subscribed and sworn to before me, this 4th DAY OF December, 2013.

Notary Public

MY COMMISSION EXPIRES: 10.11.15
(AFFIX SEAL)

LAURA D. PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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
Jackie W. Smith	Franklin Synergy Bank	
1011 Pine Meadow Ct (ADDRESS)	3301 Aspen Grove, Ste 200 (NAME) (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	156-05A-034.00CO

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 JACKIE W. SMITH AND WIFE, VICKI L. SMITH, 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 Unit No. 34 on the Plan of Harpeth Village PUD, Section 2, Phase 1, as depicted on Exhibit A of the Declaration of Covenants, Conditions and Restrictions for Harpeth Village of record in Instrument No. 20090121-0005246, and further described in the Addendum to Declaration of Covenants, Conditions and Restrictions for Harpeth Village P.U.D. 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 part of the same property conveyed to Biltmore Development, LLC, a Tennessee limited liability company by Deed from Kimco Barclay Harpeth, L.P. of record in Instrument No. 20070424-0048960 and Instrument No. 20070424-0048961, Register's Office for Davidson County, Tennessee, dated April 19, 2007 and recorded on April 24, 2007.

Being the same property conveyed to Danco Development, Inc. dba Franklin Heritage Homes by Deed from Biltmore Development, LLC of record in Instrument No. 20130625-0065376, Register's Office for Davidson County, Tennessee, dated June 21, 2013 and recorded on June 25, 2013.

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 1011 Pine Meadow Ct, 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 4th day of December, 2013.

Danco Development, Inc. dba Franklin Heritage Homes by Dave Chumley, Vice President

STATE OF Tennessee
COUNTY OF Davidson

On this the 4th day of December, 2013, before me personally appeared Dave Chumley, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Vice President of Danco Development, Inc. dba Franklin Heritage Homes, the within named bargainor, a corporation, and that he/she as such Vice President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th day of December, 2013.

Notary Public

My Commission Expires: 10/11/15

(SEAL)

LAURA D. PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

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, Pamela Jo Smithson, 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: 3/17/14

PAMELA JO SMITHSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Homeland Title, LLC
[illegible] General George Patton Drive
Franklin, TN 37067