BILL GARRETT, Davidson County
Trans:T20140070240 DEEDWARR
Recvd: 09/19/14 10:13 2 pgs
Fees:13.00 Taxes:706.70
20140919-0086111

WARRANTY DEED

BR14-0513

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $191,000.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF September, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-5-16

(AFFIX SEAL)

JANICE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD 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
Erica Musgrove	Franklin Synergy Bank	
513 Landmark Ct.	(NAME) 722 Columbia Avenue	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Franklin, TN 37064	147-11C-013.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 MERIDIAN CONSTRUCTION COMPANY,, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ERICA MUSGROVE, 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 Unit 13 on the Plan of Landmark Townhomes, a Planned Unit Development , of record in 20080110-0002933 and amended in 20080220 -0016617,20080305-0022273,20081230 -0123435 and amended and restated in 20110930-0075885 , Register' s Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description .

Being a portion of the same property conveyed to Meridian Con struction Company, LLC , by Warranty Deed from Lipscomb University , Trustee FIKJA David Lipscomb University, Trustee, dated July 10, 2007 and recorded in Instrument No. 20070713- 0083 861, Register's Office of Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Instrument No. 20080110-0002933 & amended in 20080220-0016617 , 20080305-0022273, 20081230-0123435 and amended and restated in 20110930-0075885 ; By-Laws in 20110930-0075886 ; Storm Water Maintenance Agreement in 20071109-0132228; Sewer, Drainage & Water Main Easement in 20071109-0132241; Easement to Comcast of Nash ville in 20100219- 0013000; Deed to Homeowner s Association in 20080220 -0016618; Water Main Easement in Book 6846, page 591; any and all matters ofrecord and as shown on plat of record in Plat Book 2663, page s 66 & 67; all ofthe Register 's Office of Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 513 Landmark Ct., Nashville, Tennessee 37211
(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 September, 2014.

Meridian Construction Company,

STATE OF Tennessee
COUNTY OF Davidson

On this the 12th day of September, 2014, before me personally appeared Amy H. Teeters, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Secretary of Meridian Construction Company, LLC, the within named bargainor, a limited liability company, and that he/she as such Secretary executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th day of September, 2014.

Notary Public

My Commission Expires: 10.11.15

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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