WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/04/14 15:28 2 pgs
Fees:13.00 Taxes:222.00
20141104-0101944

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF October, 2014

Notary Public

MY COMMISSION EXPIRES: 7-5-16
(AFFIX SEAL)

MST 2014-0848 – No Title Insurance

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danco Development, Inc.	Same as New Owner	156 05 0A 023.00
(NAME)	(NAME)	
209 Gothic Court		
(ADDRESS)	(ADDRESS)	
Franklin TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Biltmore Development, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Danco Development, Inc.,** 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:

Being Lot No. 23, Section 2, Phase 1, on the plan of Harpeth Village, a Planned Unit Development, of record in Instrument No. 20080618-0062694, and further described in the Addendum to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20090123-0006190, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Biltmore Development, LLC, a Tennessee limited liability company, by deed from Kimco Barclay Harpeth, L.P., a Tennessee limited partnership, dated 04/19/2007, of record in Instrument No. 20070424-0048960, and by Quitclaim Deed of record in Instrument No. 20070424-0048961, Register's Office for Davidson County, Tennessee.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Subject to Harpeth Valley Utility District of record in Book 4760, page 840; Book 8019, page 166 and Instrument No. 20000510-0047300, said Register's Office. Subject to Metro Davidson County Government for water mains, pumps and appurtenances as set out in Instrument No. 20070829-0103594, said Register's Office. Subject to Inspection and Maintenance Agreement of record in Instrument No. 20070829-0103726, said Register's Office. Subject to easement to Comcast of Nashville as set out in Instrument No. 20081107-0110815, said Register's Office. Grant of Easements as set forth in Instrument No. 20100401-0024501, said Register's Office. Deed of Trust from Biltmore Development LLC to Ashley P. Hill III for the benefit of Franklin Synergy Bank recorded 12/12/13 in Instrument No.

20131212-0125889, said Register's Office securing a note in the original principal sum of $1,065,000.00 and other obligations described therein.

This property, known as 910 Silkwood Circle, Nashville, TN 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 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 my/our hand(s) this 29th DAY OF Oct., 2014.

Biltmore Development, LLC

BY: _____

Title:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-05-2016

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James David Chumley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 29th day of Oct., 2014.

_____
Notary Public My commission expires:

True Copy Certification

Debi Mackey
I, ~~Yvette Meldrum,~~ 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Signature – ~~Yvette Meldrum~~ Debi Mackey

State of Tennessee
County of Williamson

Debi Mackey
Personally appeared before me, the undersigned, a notary public for this county and state, ~~Yvette Meldrum~~ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
Notary's Signature
My Commission Expires: 7-5-16

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON