Davidson County DEEDWARR
Recvd: 12/08/15 10:22 3 pgs
Fees:18.00 Taxes:923.78
20151208-0123400

WARRANTY DEED

KW15-0924

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,670.00

Affiant

Subscribed and sworn to before me, this 4th DAY OF December, 2015.

Notary Public

MY COMMISSION EXPIRES: 10-12-19
(AFFIX SEAL)

LAURA PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

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
Vonda Sweet	Franklin Synergy Bank	
924 Silkwood Circle (ADDRESS)	(NAME) 722 Columbia Avenue (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Franklin, TN 37064 (CITY) (STATE) (ZIP)	156-05-0A-015.00-CO

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, A TENNESSEE CORPORATION, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto VONDA SWEET, 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 No. 15 on the Plan of Harpeth Village PUD, Section 2, Phase 2, as depicted on Exhibit A of the Declaration of Covenants, Conditions and Restrictions for Harpeth Village of record in Instrument No. 20090121-0005246, as made subject to 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 the same property conveyed to Danco Development Inc., by Warranty deed from Biltmore Development, LLC of record in Instrument No. 20150406-0029438 Register's Office for Davidson County, Tennessee, dated April 2, 2015 and recorded on April 6, 2015 and corrected by Scrivener's Affidavit recorded in Instrument No. 20151105-0113039.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument Number 20060505-0052434, Instrument Number 20051227-0153838 and Instrument No. 20080618-0062694, Instrument No. 20070507-0054445, Instrument No. 200608230104009, Instrument No. 200701170007067, Instrument No. 200701170007069, Instrument No. 200705070054445, Instrument No. 20090121-0005246, as subject to Addendum of record in Instrument No. 20090123-0006190, Instrument No. 20090121-0005247, Instrument No. 20000510-0047300, Book 7511, Page 561, as re-recorded in Book 7512, Page 319 and Book 7611, Page 418, Instrument No. 20051219-0151714, Book 8019, Page 166, Instrument No. 20070829-0103594, Instrument No. 20070829-0103726, Instrument No. 20081107-0110815 and Instrument No. 20100401-0024501, Instrument Number 20080626-0066101, Book 4760, Page 840, Book 4760, Page 842, Book 8019, Page 134, Book 8019, Page 142, Book 8019, Page 150, Instrument 200512270153965, Instrument 201207310067356; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 924 Silkwood Circle, 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, 2015.

Danco Development Inc.

By: Dave Chumley
Its: Vice President

STATE OF Tennessee
COUNTY OF Davidson

On this the 4th day of December, 2015, 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, a Tennessee Corporation, 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, 2015.

Notary Public

My Commission Expires: 10-12-19

(SEAL)



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

True Copy Certification

I, Cari Mule' 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, Pam Smithson, a notary public for this county and state, Cari Mule', 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:03/20/2018

PAMELA JO SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY