WARRANTY DEED

DD15-0802

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,880.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF May, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-20-18

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER 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
Joseph Ravenell	Pinnacle Bank	
802 Silkwood Dr. (ADDRESS)	PO Box 331678 (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37133 (CITY) (STATE) (ZIP)	156050A01000CO

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 JOSEPH RAVENELL , A MARRIED MAN, 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. 10 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, 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 the same property conveyed to Danco Development, Inc. dba Franklin Heritage Homes by Warranty Deed from Biltmore Development, LLC, of record in Instrument No. 20151215-0126174, Register's Office for Davidson County, Tennessee, dated December 10, 2015 and recorded on December 15, 2015.

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 No. 20060505-0052434, Instrument No. 20051227-0153838, Instrument No. 20080618-0062694, Book 5653, Page 679 and Book 6044, Page 104, Instrument No. 20070507-0054445, Instrument No. 20090121-0005246, as subject to Addendum of record in Instrument No. 20090123-0006190, Instrument No. 20090121-0005247, Instrument No. 20070829-0103594, Instrument No. 20070829-0103726, Instrument No. 20081107-0110815, Book 4760, Page 840 and Book 8019, Page 166, Instrument No. 20100401-0024501, Instrument No. 20000510-0047300, Instrument No. 20051219-0151714, Book 7511, Page 516, Book 7512, Page 319 and Book 7611, Page 418; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 802 Silkwood Dr., 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.

BILL GARRETT, Davidson County
Trans: T20160040018 DEEDWARR
Recvd: 05/13/16 09:24 2 pgs
Fees: 13.00 Taxes: 950.46

20160513-0047748

4379

Witness my/our hand(s) this 10th day of May, 2016.

Danco Development, Inc. dba Franklin Heritage Homes

By: Dave Chumley, Vice President

STATE OF Tennessee
COUNTY OF Davidson

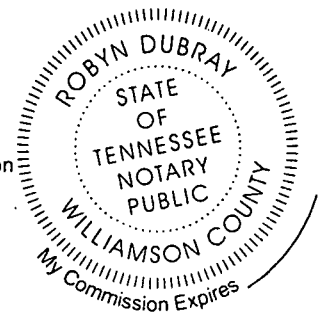
On this the 28th day of April, 2016, before me personally appeared Dave Chumley, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Vice President of Danco Development, Inc. dba Franklin Heritage Homes, the within named bargainor, 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 10th day of May, 2016.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)



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