BILL GARRETT, Davidson County
Trans:T20160052088 DEEDWARR
Recvd: 06/20/16 10:54 2 pgs
Fees:13.00 Taxes:961.85

20160620-0062349

WARRANTY DEED

RM15-0915

LISA S. GEOGHEGAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$266,765.00~~ 259,960.

Affiant

Subscribed and sworn to before me, this 17th DAY OF June, 2016.

Notary Public

MY COMMISSION EXPIRES: 9-20-2017
(AFFIX SEAL)

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
Danny Applegate	Franklin American Mtg	
915 Silkwood Circle	(NAME) 6100 Tower Circle #600	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Franklin, TN 37076	156050A 02000CO
(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 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 DANNY APPLEGATE, AN UNMARRIED MAN AND JAMES WATSON, AN UN 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. 20 on Plan of Harpeth Village PUD Section 2, Phase 2 attached as Exhibit A to the Declaration of Covenants, Conditions and Restrictions for Harpeth Village, a Planned Unit Development, of record in Instrument No. 20090121-0005246, as revised 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. 20151215-0126148, 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 915 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 17th day of June, 2016.

Danco Development Inc. dba Franklin Heritage Homes

By: James David Chumley
Its: Vice President

STATE OF Tennessee
COUNTY OF Davidson

On this the 17th day of June, 2016, before me personally appeared James David 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 17th day of June, 2016.

Notary Public

My Commission Expires:

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 2/9/2017

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

Mail to:
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067