Davidson County DEEDWARR
Recvd: 08/29/17 10:03 3 pgs
Fees:18.00 Taxes:1277.61

20170829-0088542

WARRANTY DEED

RMM17-0805

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,300.00

Verlon Snell
Affiant

Subscribed and sworn to before me, this 25th DAY OF August, 2017.

LAURA D. PERRY
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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

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
Verlon Snell	First National Bank of Middle	
805 Silkwood Drive (ADDRESS)	(NAME) 200 East Main Street (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	McMinnville, TN 37110 (CITY) (STATE) (ZIP)	156-05-0A-003.00-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, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto VERLON SNELL AND WHITNEY B. SNELL, HUSBAND AND WIFE, 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. 3 on the Plan of Section 2, Phase 2, 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 Special Warranty Deed from Kimco Barclay Harpeth, L.P., a Tennessee limited partnership, dated April 19, 2007, and recorded on April 24, 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.

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. 20161021-0111759, Register's Office for Davidson County, Tennessee, dated October 21, 2016 and recorded on October 21, 2016.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Easement for the flow of Trace Creek; C) Instruments of record in Instrument No. 20060505-0052434, 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, and as amended in Instrument No. 20161006-0105961, Instrument No. 20090121-0005247, as amended in Instrument No. 20161006-0105962, Instrument No. 20161006-0105963, 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, Instrument No. 20161006-0105960, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 805 Silkwood Drive, 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 25th day of August, 2017.

Danco Development Inc. dba Franklin Heritage Homes

BY: _____
James David Chumley, Vice President

STATE OF Tennessee
COUNTY OF Davidson

On this the 25th day of August, 2017, 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, 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 25th day of August, 2017.

_____
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, Jamie Ivey, 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, Deanna Cooper, a notary public for this county and state, Jamie Ivey, 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: 05/13/2020

