Bill Garrett Davidson County
Batch# 21151 DEEDWARR
11/02/2017 10:32:32 AM 2 pgs
Fees: $13.00 Taxes: $1,024.90
20171102-0112481

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-1636

STATE OF TENNESSEE,
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of October, 2017

Notary Public
Commission Expires: 6/19/18

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Teresa Epps 911 Silkwood Circle Nashville, TN 37211	new owner	156-05-0A-022.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Kingsley Epps and Garrett Epps, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Teresa Epps and Robert Epps, wife and husband

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:

Land in Davidson County, Tennessee, being Unit No. 22 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 a portion of the same property conveyed to Biltmore Development, LLC by Special Warranty Deed from Kimco Barclay Harpeth, L.P., a Tennessee limited partnership, of record in Instrument No. 20070424-0048960, Register's Office for Davidson County, Tennessee, dated April 19, 2007 and recorded on April 24, 2007.

Being a portion of the same property conveyed to Biltmore Development, LLC by Quitclaim Deed from Kimco Barclay Harpeth, L.P., a Tennessee limited partnership, of record in Instrument No. 20070424-0048961, Register's Office for Davidson County, Tennessee, dated April 19, 2007 and recorded on April 24, 2007.

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. 20151215-0126164 Register's Office for Davidson County, Tennessee, dated December 10, 2015 and recorded on December 15, 2015.

Being the same property conveyed to Kingsley Epps and Garrett Epps, wife and husband by Warranty deed from Danco Development Inc., dba Franklin Heritage Homes of record in Instrument No. 20160627-0065124 Register's Office for Davidson County, Tennessee, dated June 24, 2016 and recorded on June 27, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 911 Silkwood Circle, Nashville, TN 37211.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 23rd day of October, 2017.

Kingsley Epps

Garrett Epps by Kingsley Epps, attorney in fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kingsley Epps** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 23rd day of October, 2017.

Notary Public
My Commission Expires: 5 6 19

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kingsley Epps** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they is Power of Attorney for Garret Epps, and that this instrument was executed on behalf of Garrett Epps for the purposes therein contained pursuant to a Durable Power of Attorney being recorded simultaneously here with at Instrument No. 20171102-0112480, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee this 23rd day of October, 2017.

Notary Public
My Commission Expires: 5 6 19