WARRANTY DEED

State of Tennessee)
County of Davidson)

09-11-008

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th day of December, 2009

Notary Public

My Commission Expires: 01/03/11 (AFFIX SEAL)

DEE FILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Davidson County DEEDWARR
Recvd: 01/04/10 15:04 3 pgs
Fees:18.00 Taxes:481.00
20100104-0000516

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste 301 Nashville TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
AVIEL LIMOR	First National Bank of Chester County thru Am Home Bank Division	91-5
(NAME) 6207 Laramie Avenue	(NAME) 3840 Hempland Road	67.00
(ADDRESS) Nashville, TN 37209	(ADDRESS) Mountville, PA 17554	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **JOEL A. MATTHEWS, TINA M. WHITE, DARLENE HOPE, TRAVIS RAY MEADOWS, JESSICA LEE THOMPSON, AND JUSTIN KEITH THOMPSON, HEIRS AT LAW OF GLENDA PIPPIN, DECEASED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **AVIEL LIMOR**, hereinafter called the Grantee(s), 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 Lot No. 45 on the Map of Moss Wood Subdivision, as of record in Book 2663, page 102, Register's Office for said County, described as follows:

BEGINNING at a point in the southerly margin of Laramie Avenue at the corner of Lots Nos. 45 and 46; thence with the line between said Lots, southwardly 101.8 feet to a point; thence eastwardly 110 feet to a point in the westerly margin of Waco Drive; thence with the margin of said Drive, northwardly 105.08 feet to the beginning of a curve to the left having a radius of 26.83 feet; thence around said curve in a northwesterly direction 39.46 feet to a point in the southerly margin of Laramie Avenue; thence with the margin of said Avenue, westwardly 68.55 feet to the point of beginning.

Being all the same property conveyed to Glenda Matthews, a widow by deed from Home Inc dated January 9, 1979 of record in Book 5383 Page 730, Register's Office for Davidson County. Subsequently, Glenda Pippin, P/N/A Glenda Matthews conveyed her interest by deed to Joel A. Matthews, Glenda Darlene Knoer, Patricia I. Thompson and Tina White, Subject to a life-estate retained in Glenda Pippin and Jerry Pippin, dated August 5, 1992 of record in Book 8697, Page 76, said Register's Office. Then Jerry Pippin and wife, Glenda Pippin, Joel A. Matthews, Glenda Darlene Knoer Hope, Patricia I. Thompson O'Neil and Tina M. White conveyed their interest to Glenda Pippin by deed dated April 9, 1999 of record in Book 11437, Page 592, said Register's Office. Glenda Pippin died intestate February 21, 2008 and title having vested in her heirs at law, Joel A. Matthews, Glenda Darlene Knoer Hope, Tina M. White, Travis Meadows, Jessica Thompson and Justin Thompson by operation of Law.

Glenda Darlene Knoer, Glenda Darlene Knoer Hope, Glenda Darlene Hope and Darlene Hope are one and the same person.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; ***and taxes for the current year which have been prorated and paid by the Grantor herein.***

THIS instrument is being executed in behalf of **Darlene Hope** pursuant to a Power of Attorney executed by same on the 15th day of December, 2009, and being filed for record in Instrument No. **20100104-0000512**, and being recorded simultaneously herewith.

THIS instrument is being executed in behalf of **Travis Ray Meadows** pursuant to a Power of Attorney executed by same on the 15th day of December, 2009, and being filed for record in Instrument No. **20100104-0000513** and being recorded simultaneously herewith.

THIS instrument is being executed in behalf of **Jessica Lee Thompson** pursuant to a Power of Attorney executed by same on the 16th day of December, 2009, and being filed for record in Instrument No. **20100104-0000514** and being recorded simultaneously herewith.

THIS instrument is being executed in behalf of **Justin Keith Thompson** pursuant to a Power of Attorney executed by same on the 14th day of December, 2009, and being filed for record in Instrument No. **20100104-0000515** and being recorded simultaneously herewith.

BEING unimproved ☐
Improved ☒ property known as: 6207 Laramie Avenue, Nashville, TN, 37209.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do 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 successors 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 WHEREOF, our hands, this 30th day of December, 2009

Joel A. Matthews
JOEL A. MATTHEWS

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee, this 30th day of December, 2009.

My Commission Expires: 01/03/11

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tina M. White
Tina M. White

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee, this 30th day of December, 2009.

My Commission Expires: 01/03/11

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
OF DAVIDSON

Travis Ray Meadows Travis Ray Meadows

By: Joel A. Matthews
Joel A. Matthews, attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

On this 30th day of December, 2009, before me personally appeared **Joel A. Matthews**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **Travis Ray Meadows**, and acknowledged that he executed the same as the free act and deed of the said **Travis Ray Meadows**.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of December, 2009.

My Commission Expires: 01/03/11

Notary Public

PETER WEISS
STATE OF TENNESSEE

Jessica Lee Thompson Jessica Lee Thompson

By: Joel A Matth
Joel A. Matthews, attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

On this 30th day of December, 2009, before me personally appeared **Joel A. Matthews**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **Jessica Lee Thompson**, and acknowledged that he executed the same as the free act and deed of the said **Jessica Lee Thompson**.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of December, 2009.

My Commission Expires: 01/03/11

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Justin Keith Thompson Justin Keith Thompson

By: Joel A. Matth
Joel A. Matthews, attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

On this 30th day of December, 2009, before me personally appeared **Joel A. Matthews**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **Justin Keith Thompson**, and acknowledged that he executed the same as the free act and deed of the said **Justin Keith Thompson**.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of December, 2009.

My Commission Expires: 01/03/11

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Darlene Hope Darlene Hope

By: Joel A. Matth
Joel A. Matthews, attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

On this 30th day of December, 2009, before me personally appeared **Joel A. Matthews**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **Darlene Hope**, and acknowledged that he executed the same as the free act and deed of the said **Darlene Hope**.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of December, 2009.

My Commission Expires: 01/03/11

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, the undersigned, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brooke Smith

Brooke Smith

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Brooke Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/03/11

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON