WARRANTY DEED

R-VRES-11-5145

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF February, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rian L. Greenberg	New Penn Financial, LLC	
5145 Bay Overlook Drive	(NAME) 4000 Chemical Rd, Suite 200	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Plymouth Meeting, PA 19462	097-16A-064.00CO
(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 MARK MAURICE MCNAMARA AND WIFE, PATRICIA MCNAMARA, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RIAN L. GREENBERG AND WENDY L. GREENBERG, 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 LOT NO. 96 ON THE PLAN OF THE PENINSULA, PHASE TWO, OF RECORD IN PLAT BOOK 9700, PAGE 352, 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 MARK MAURICE MCNAMARA AND WIFE, PATRICIA MCNAMARA BY DEED FROM CAROLE E. PIERCE, UNMARRIED OF RECORD IN INSTRUMENT NUMBER 20050718-0082899, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 15, 2005.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF PLAT BOOK 9700, PAGE 352; BOOK 9564, PAGE 693; BOOK 9754, PAGE 35; BOOK 9977, PAGE 359; BOOK 10333, PAGE 219; BOOK 11258, PAGE 85; BOOK 11181, PAGE 371; BOOK 10973, PAGE 39; INSTRUMENT NUMBER 200008220083193; INSTRUMENT NUMBER 20030313-0033780; BOOK 10693, PAGE 726; INSTRUMENT NUMBER 20010328-0029697; INSTRUMENT NUMBER 20010418-0038172; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 5145 Bay Overlook Drive, Hermitage, Tennessee 37076
(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:T20120010483 DEEDWARR
Recvd: 02/13/12 08:49 2 pgs
Fees:13.00 Taxes:832.50
20120213-0012266

Witness my/our hand(s) this 7th day of February, 2012.

Mark Maurice McNamara by John Gleaves as Attorney in Fact

Patricia McNamara by John Gleaves as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 7th day of February, 2012, before me personally appeared John Gleaves to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mark Maurice McNamara and wife, Patricia McNamara and who acknowledged he/she/they executed the same as the free act and deed of the said Mark Maurice McNamara and wife, Patricia McNamara.

Witness my hand and official seal, this the 7th day of February, 2012.

Notary Public

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-9-16

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903