RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

File No.0916120001

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120073972 DEEDWARR
Recvd: 10/01/12 13:41 5 pgs
Fees:28.00 Taxes:647.50

20121001-0089205

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Tonya Burnett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF SEPTEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 12-21-14
(AFFIX SEAL)

JENNY AVERHOFF NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC
2207 Crestmoor Rd., Ste 101
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Francoise Blanpain	New Penn Financial, LLC	03200004100
(NAME) 1522 Hunters Lane	(NAME) 4000 Chemical Road, Ste 200	03200004200
(ADDRESS) Nashville, TN 37207	(ADDRESS) Plymouth Meeting, PA 19462	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Dorothy M. Fyke, Trustee, U/A/D November 25, 1997**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto, **Francoise Blanpain, a married woman** hereinafter called the grantee(s), HER heirs and assigns, a certain tract or parcel of land in Davidson County State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A"

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1522 Hunters Lane, Nashville, TN 37207
(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 hands this 14 day of September, 2012.

Dorothy M Fyke Trustee
Dorothy M. Fyke, Trustee

Dorothy M. Fyke
Dorothy M. Fyke

STATE OF California
COUNTY OF Sonoma

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Dorothy M. Fyke, 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 this 14 day of September, 2012.

Commission expires: March 26, 2013

SEE ATTACHED
Notary Public

File Number:09161120001
RETURN TO:
Greenvue Title & Escrow, LLC
2207 Crestmoor Rd, Ste 101
Nashville, TN 37215

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Sonoma

On 9-14-12 (Date) before me, Jacob M. Peaty, Notary Public (Here Insert Name and Title of the Officer)

personally appeared Dorothy M Fyke (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

JACOB M. PEATY
Commission # 1961882
Notary Public - California
Sonoma County
My Comm. Expires May 26, 2015

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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EXHIBIT "A"

TRACT 1

A certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows, to-wit:

Beginning at the southwest corner of the land of T. H. Cameron, a corner with McCool, said point being the western boundary of a private road entering said property where the same intersects Hunter Lance; thence North 4 degrees 30' East 753.4 feet to an iron stake, McCool's northeast corner, thence North 90 deg. 191 feet to an iron stake in the west boundary of a creek; thence on the west boundary of said creek and following its meanderings to an iron stake, which is a distance of 505 feet, North 11 deg. 45' West 204 feet to an iron stake in the east boundary of said private road, thence in a southerly direction and following the east boundary of said road to an iron stake at the intersection of said road with Hunter Lane, which point is 14 feet across said road from the point of beginning, and containing approximately 2.23 acres, more or less. Being the same property conveyed to Kenneth James Huffine and wife, Dorothy M. Huffine by deed from Morgan L. Meadors and wife, Earsie Mai Meadors of record in Book 3924, Page 809, dated August 12, 1965, said Register's Office.Kenneth James Huffine and Dorothy M. Huffine have since been divorced by Final Decree in the Probate Court for Davidson County, Tennessee, Docket No. 64932, dated May 3, 1972. Said decree divest said property out of Kenneth James Huffine and vest it in Dorothy M. Huffine. Said decree also restores Dorothy M. Huffine to her former name of Dorothy Mai Turner Williams. Dorothy Mai Turner Williams has subsequently married Hubert S. Fyke. Hubert S. Fyke and Dorothy M. Fyke have conveyed their interest in said property to Hubert S. Fyke and Dorothy M. Fyke, Trustees, U/A/D November 25, 1997, by quitclaim deed of record in Book 10769, Page 134, dated November 25, 1997, said Register's Office. The said Hubert S. Fyke having since died on October 31, 2007.

Tract 2

A certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows, to-wit:

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being the property of the State of Tennessee School For The Blind as of record in Book 1218, Page 260, and being bounded on the north and west by Dorothy Huffine as of record in Docket No. 64932, Probate Court for Davidson County, Tennessee, on the east by John M. Toney as of record in Book 6529, Page 747, and on the south b the north right-of-way line of Hunters Lane and being more particularly described as follows:

Beginning at a PK nail in a concrete driveway in the north right-of-way line of Hunters Lane, said PK nail being located south 85 degrees 00 minutes 00 seconds east, 14.00 feet from the common corner of Huffine and Dan McCool as of record in Book 1341, Page 2145;

Thence with Huffine North 11 degrees 42 minutes 21 seconds east, 51.20 feet to an iron pin at a fence corner running with the east margin of a concrete driveway; thence with Huffine and the fence the following bearing and distances; North 04 degrees 51 minutes 40 seconds east, 193.01 feet to an iron pin: North 17 degrees 24 minutes 12 seconds east, 65.72 feet to an iron pin; North 38 degrees 10 minutes 01 seconds east, 159.22 feet to an iron pin; North 50 degrees 24 minutes 03 seconds east, 18.390 feet to an iron pin; Thence continuing with the fence but leaving the east margin of the concrete driveway north 84 degrees 11 minutes 39 seconds east, 198.73 feet, passing a witness pin at 188.73 feet at the fence corner, to a point at a common corner with Huffine and in the west line of Toney and being the centerline of the north branch of Little Creek;

Thence leaving Huffine and with Toney and the meanders of the creek the following bearings and distances: South 01 degrees 51 minutes 15 seconds east, 6.35 feet to a point in the creek; South 55 degrees 01 minutes 15 seconds east, 44.73 feet to a point in the creek; south 50 degrees 31 minutes 15 seconds west, 57.15 feet to a point; south 11 degrees 32 minutes 17 seconds west, 62.86 feet to a point; South 09 degrees 46 minutes 40 seconds east, 45.44 feet to a point; South 84 degrees 59 minutes 02 seconds west, 23.76 feet to a point; South 34 degrees 12 minutes 05 seconds west, 22.07 feet to a point; South 25 degrees 09 minutes 59 seconds east, 28.82 feet to a point; South 73 degrees 03 minutes 50 seconds east, 17.15 feet to a point; South 40 degrees 50 minutes 39 seconds east, 40.30 feet to a point; South 05 degrees 02 minutes 42 seconds west, 53.07 feet to a point; South 37 degrees 47 minutes 51 seconds west, 57.85 feet to a point; South 25 degrees 01 minutes 51 seconds west, 143.44 feet to a point in the north right-of-way line of Hunters Lane at a common corner with Toney; thence leaving the creek and Toney and with the north right-of-way line of Hunters Lane north 85 degrees 00 minutes 00 seconds west, passing a witness pin at 15.00 feet, 263.67 feet to the point of beginning. Containing 133,341 square feet, 3.063 acres, more or less.

Being the same property conveyed to Hubert S. Fyke and Dorothy M. Fyke, husband and wife, by deed from Alice E. Floyd, an unmarried person of record in Book 9660, Page 383, dated May 1, 1995, said register's Office. Hubert S. Fyke and Dorothy M. Fyke have since conveyed their interest in said property to Hubert S. Fyke and Dorothy M. Fyke, Trustees, U/A/D November 25, 1997, by quitclaim deed of record in Book 10769, Page 136, dated November 25, 1997, said Register's Office. The said Hubert S. Fyke having since died on October 31, 2007.