Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Asya Meho Bewar Dosky 116 Blackpool Drive Antioch, TN 37013	New Penn Financial, LLC. 4000 Chemical Road, Suite 200 Plymouth Meeting, PA 19462	173-10-0C-004.00 CO

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

WHEN RECORDED RETURN TO:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

BILL GARRETT, Davidson County
Trans:T20120083369 DEEDWARR
Recvd: 11/01/12 13:30 2 pgs
Fees:13.00 Taxes:906.50
20121101-0100542

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$245,000.00**

Affiant

Subscribed and sworn to before me, this the 29th day of October, 2012.

Notary Public

My Commission Expires:
(Affix Seal)

M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **Magna Development Corp., ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Asya Meho, unmarried, and Bewar Dosky, unmarried, as joint tenants with rights of survivorship, ("Grantee")**, and Grantee's successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 4, PHASE 1, DELVIN DOWNS, as shown on plat of record in Instrument No. 20070807-0094328, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Magna Development Corp, by Warranty Deed from Blackstone Development, Inc., dated July 9, 2012, of record in Instrument No. 20120713-0061738, Register's Office for Davidson County, Tennessee.

This is improved property located at: **116 Blackpool Drive, Antioch, TN 37013**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **29th** day of **October, 2012.**

Magna Development Corp.

By:
Larry J. Hasty, Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned of the State and County mentioned, personally appeared **Larry J. Hasty** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **Secretary** of **Magna Development Corp.** the within named bargainor, a Tennessee Corporation, and that such **Larry J. Hasty**, executed the foregoing instrument for the purposed therein contained, by personally signing the name of the Corporation as **Secretary.**

Witness my hand and Seal at office on the **29th** day of **October, 2012.**

C. M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

Notary Public

My Commission Expires: _____

EXHIBIT B
Permitted Exceptions

1. Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorated share thereof to GRANTOR who will be responsible for payment of said taxes.

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

3. All matters shown on the plat of PHASE 1, DELVIN DOWNS, as recorded in Instrument No. 20070807-0094328, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070807-0094340, Register's Office for Davidson County, Tennessee.

5. Charter of Delvin Downs Homeowners Association, Inc. recorded at Instrument No. 20070824-0101501, Register's Office for Davidson County, Tennessee.

6. Storm Water Detention Agreement as set forth in instrument recorded in Instrument No. 20060406-0039484, Register's Office for Davidson County, Tennessee.

7. Deed to Homeowners Association for common area/open space recorded at Instrument No. 20090219-0014582, Register's Office for Davidson County, Tennessee.

8. Right-of-way Deed recorded in Book 2739, page 637, Register's Office for Davidson County, Tennessee.