WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/08/13 13:13 3 pgs
Fees:18.00 Taxes:558.70
20130508-0046602

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 151,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of May, 2013

Notary Public:

MY COMMISSION EXPIRES: 9-8-13
(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Cheryl D. Dotson	New Penn Financial, LLC	Parcel ID:
3628 Woodbridge Dr.	4000 Chemical Rd. #200	13607018400
Nashville, TN 37217	Plymouth Meeting, PA 19462	

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, we

Ferenc Andi and wife, Luz C. Andi

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Cheryl D. Dotson

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 Lot No. 405 on the Plan of Priest Lake Park, Section Six, of record in Book 5050, Pages 21 and 22, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a complete description.

Being the same property conveyed to Ferenc Andi and wife, Luz C. Andi by deed from Sue Porter Fleming Depalo and husband, Robert Depalo, Jr., of record in Book 10780, Page 355, said Register's Office.

This conveyance is subject to Restrictions of record in Book 5097, Page 566, said Register's Office.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5050, Pages 21 and 22, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3628 Woodbridge Dr., Nashville, TN 37217

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 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 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 our hands this 6th day of May, 2013.

Ferenc Andi

Luz C. Andi

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 Ferenc Andi and Luz C. Andi, 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 3rd day of May, 2013.

My Commission Expires: 9-9-14

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

20130213

Certificate of Authenticity

I, Ashlee Page, 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.

Ashlee D. Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Cari Allen, a notary public for this county and state, Ashlee Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cari Allen

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
COMM. EXP. 11-4-13
DAVIDSON COUNTY

My Commission Expires: 11-4-13