BILL GARRETT, Davidson County
Trans:T20130068621 DEEDWARR
Recvd: 08/09/13 11:49 2 pgs
Fees:13.00 Taxes:2072.00
20130809-0083844

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00.

x Rachel McCann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF August, 2013.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 3/31/14
File No. G13-6940D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Rachel McCann (NAME)	New Penn Financial LLC (NAME)	72-4-33
1431 Shelton Ave. (STREET ADDRESS)	4000 Chemical Road, Suite 200 (STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Plymouth Meeting, PA 19462 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Ryan Thompson and Gia Thompson, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rachel McCann, unmarried**, 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 the southerly 65 feet of Lots 17, 18, and 19, and all of Lots 30,31, and 32, and the westerly 20 feet of Lot 29, Block "A", Inglewood Gold Club Subdivision, of record in Book 843, page 65, Register's Office for Davidson County, Tennessee, and further described according to a mortgage loan inspection made by Campbell Surveying Co., Inc., 2424 21st Avenue S, Suite 201, Nashville, TN 37212, License No. 665, dated November 5, 1993, as follows:

Beginning at a point in the northwesterly margin of Shelton Avenue, said point being the easterly most corner of Lot 33 and the southerly most corner of the herein described property; thence northwesterly 265 feet to a point; thence northeasterly 180 feet to a point; thence southeasterly 65 feet to a point; thence northeasterly 20 feet to a point; thence southeasterly 200 feet to a point in the northwesterly margin of Shelton Avenue; thence along said Shelton Avenue 200 feet to the point of beginning.

BEING the same property conveyed to Ryan Thompson and Gia Thompson, husband and wife from Anthony S. Bucher and wife, Sally A. Bucher, by Deed dated November 15, 2005, as Instrument No. 20051116-0138656, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 843, page 65, Register's Office for Davidson County, Tennessee.

The 2012 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1431 Shelton Ave., Nashville, TN 37216.

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. Whenever 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 hand(s) this 6th day of August, 2013.

Ryan Thompson — August 06, 2013 Date

Gia Thompson — August 06, 2013 Date

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 Ryan Thompson and Gia Thompson, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 6th day of August, 2013.

My Commission Expires: 3/31/14

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066