This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $403,679.00.

Affiant

Subscribed and sworn before me this the 8th day of August, 2013.

Notary Public
My commission expires:
1/15/17

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jason T. Edgley	New Penn Financial, LLC	132-11-2
739 Southmeade Pkwy	4000 Chemical Road, Suite 200	
Nashville, TN 37204	Plymouth Meeting, PA 19462	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, GARY SEMANCHIK, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JASON T. EDGLEY AND ALLISON SEMANCHIK. EDGLEY, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 5, PLAN OF SOUTHMEADE, as shown on plat of record in Plat Book 1835, Page 118-119, 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 Gary Semanchik by deed from Rebecka B. Vaughan a/k/a Rebecka Vaughn Lambert, A Widow, dated December 6, 2012, of record in Instrument No. 20121207-0112794, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed by Warranty Deed from Rebecka B. Vaughan to Addie Mae Vaughan, a widow as recorded on the 29th day of December 1970 in Deed Book 4469, Page 328; Quitclaim Deed from Elizabeth Murphree, Trustee to Rebecka B. Vaughan, James Ford Curley, Sr. and Addie Mae Curley, Jointly with right of survivorship as recorded on the 28th day of May 1976 in Deed Book 5029, Page 754 and Quitclaim Deed from James Ford Curley, Sr. aan (wife) Addie Mae Curley (Joint owners with Rebecka B. Vaughan, Now Mrs. Joseph E. Lambert) to Joseph Edward Lambert as recorded on the 30th day of April 1986 in Deed Book 6843, Page 66, in the Register's Office of Davidson County, Tennessee. The said Joseph Edward Lambert died on 8/22/2001.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 739 Southmeade Pkwy, Nashville, TN 37204.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 8th day of August, 2013.

Gary Semanchik

BILL GARRETT, Davidson County
Trans: T20130071974 DEEDWARR
Recvd: 08/20/13 14:32 2 pgs
Fees: 13.00 Taxes: 1493.61
20130820-0087823

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gary Semanchik, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of August, 2013.

My commission expires:

1/5/17

Notary Public

MARK BELL
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY