WARRANTY DEED

G-RR-13-1257

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF September, 2013.

Notary Public

MY COMMISSION EXPIRES: 8-17-2015
(AFFIX SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-17-2015

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Spence	New Penn Financial, LLC	
1257 Scarcroft Lane	(NAME) 4000 Chemical Road Suite 200	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Plymouth Meeting, PA 19462	141-5-A-234.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we EMILY B. MILLER AND JOSHUA T. MILLER, WIFE AND HUSBAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KEVIN SPENCE, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 234, AVONDALE PARK, PHASE 2, SECTION 1, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20110208-0011105, 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 EMILY B. MILLER AND JOSHUA T. MILLER, WIFE AND HUSBAND BY WARRANTY DEED FROM BEAZER HOMES CORP., A TENNESSEE CORPORATION, RECORDED ON THE 13TH DAY OF MARCH, 2012 IN INSTRUMENT NO. 20120313-0021442, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN INSTRUMENT NO. 20110208-0011105; INSTRUMENT NO. 20081203-0117452, AMENDED AT INSTRUMENT NOS. 20090331-0028791 AND 20101223-0102254; INSTRUMENT NO. 20081203-0117350; INSTRUMENT NO. 20020821-0100879; INSTRUMENT NO. 20060110-0003857; BOOK 787, PAGE 7 AND BOOK 4193, PAGE 903; BOOK 7601, PAGE 400; BOOK 840, PAGE 540 AND BOOK 1237, PAGE 674; INSTRUMENT NO. 20090414-0033629; INSTRUMENT NOS. 20040204-0013639, 20080818-0084836, 20040204-0013641 AND 20040204-0013640; BOOK 5738, PAGE 832, BOOK 5738, PAGE 819; INSTRUMENT NO. 20080826-0087638; INSTRUMENT NO. 20041207-0145662; BOOK 4118, PAGE 694; BOOK 4228, PAGE 635; BOOK 4273, PAGE 280; INSTRUMENT NOS. 20071002-0117293 AND 20090814-0076610, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1257 Scarcroft Lane, Nashville, Tennessee 37221
(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.

BILL GARRETT, Davidson County
Trans:T20130081718 DEEDWARR
Recvd: 09/20/13 11:07 2 pgs
Fees:13.00 Taxes:784.40
20130920-0099297

Witness my/our hand(s) this 18th day of September, 2013.

Emily B. Miller by John Gleaves as Attorney in Fact

Joshua T. Miller by John Gleaves as Attorney in Fact

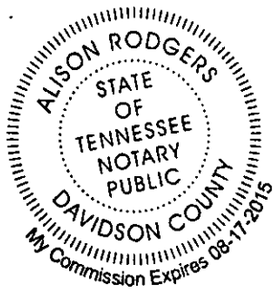
STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared JOHN GLEAVES to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of EMILY B. MILLER AND JOSHUA T. MILLER and who acknowledged he/she/they executed the same as the free act and deed of the said EMILY B. MILLER AND JOSHUA T. MILLER.

Witness my hand and official seal, this the 18th day of September, 2013.

Notary Public
My Commission Expires: 8-17-2015

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903