WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130095562 DEEDWARR
Recvd: 11/08/13 10:14 2 pgs
Fees:13.00 Taxes:440.30
20131108-0115989

CONNIE J BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$119,000.00.**

Affiant

Subscribed and sworn to before me this 1st day of Nov, 2013

Notary Public
My Commission ~~expires~~: 6/15/14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Timothy J. Bell	New Penn Financial, LLC	163-16-OC-130.00
(B) Isabelle 1814 ~~Isabella~~ Lane	4000 Chemical Road Suite 200	
Antioch, TN 37013	Plymouth Meeting, PA 19462	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Mersha Regis Speed, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Timothy J. Bell, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 130 on the Plan of Matlock, Phase 1, of record in the Master Deed of Matlock Townhomes recorded as Instrument Number 20070502-0052533 and amended in Instrument 20070509-0055599 & 20070705-0080103, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Mersha Regis Speed, unmarried from J2K Builders, LLC, by Warranty Deed on November 13, 2009, of record in Instrument Number 20091116-0105449, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Master Deed of Matlock Townhomes of record in Instrument Number 20070430-0051281; See also Master Deed for Matlock Townhomes Exhibit B Site Plan Matlock Phase 1 of record in Instrument Number 20070502-0052533, Register's Office for Davidson County, Tennessee.
- By-Laws Exhibit C of Master Deed of record in Instrument Number 20070502-0052533, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20060503-0050917, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association in Instrument Number 20070419-00046798, Register's Office for Davidson County, Tennessee.
- First Amendment Master Deed for Matlock Townhomes Exhibit A Site Plan Matlock Phase 1, of record in Instrument Number 20070509-005599, Register's Office for Davidson County, Tennessee.

(B) Isabelle
This is improved property known as: **1814 ~~Isabella~~ Lane, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 October 30, 2013.

Mersha Regis Speed by Leneiva Head attorney-in-fact

Mersha Regis Speed by Leneiva Head as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVISON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared LENEIVA HEAD, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-fact for MERSHA REGIS SPEED the within named bargainor(s), and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name MERSHA REGIS SPEED, the bargainor(s), by the said LENEIVA HEAD, as Attorney-in-Fact. Said POA can be found recorded simultaneously herewith.

WITNESS my hand and seal, this 30TH day of OCTOBER, 2013.

NOTARY PUBLIC

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 8/19/14

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122