WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/13/13 14:15 2 pgs
Fees:13.00 Taxes:851.37
20131113-0117441

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$230,100.00.**

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 12th day of November, 2013.

Notary Public
My Commission expires: 1-4-14
(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:
Virginia Murphy	New Penn Financial, LLC	173-9-A-722CO
4313 Barnes Cove Drive	4000 Chemical Road, Suite 200	
Nashville, TN 37211	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, **Susan Dawn Arden, n/k/a Susan Dawn Arden Boyd, married** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Virginia Murphy, unmarried,** her 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. 595 as shown on the plan of Section Two, Phase Eight, Lenox Village, of record as Instrument Number 20070413-0044640 in the Register's Office for Davidson County, to which plan reference is made for a more complete and accurate legal description.

Being the same property conveyed to Susan Dawn Arden, a single person, from Regent Homes, LLC, a Tennessee Limited Liability Company by Warranty Deed on August 29, 2008, of record in Instrument Number 20080902-0089692, Register's Office for Davidson County, Tennessee.

Said Susan Dawn Arden having since married and now known as Susan Dawn Arden Boyd.

Brian Boyd joins in this conveyance to convey any and all interest he may have in said property, including but not limited to his marital interest.

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. Map 173-9-A Parcel 722
- Subject to all matters as shown on the Plan of record in Instrument Number 20070413-0044640, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book Instrument Number 20020315-00328826 as amended and supplemented in Instrument Numbers 20021226-0158458; 20040526-0062220; 20050113-0005133; 20050324-0032209; 20050815-0096405; 20060221-0020352; 20060321-0032383; 20060120-0007914; 20070103-0001284; 20070830-0104306 and 20080326-0030439, Register's Office for Davidson County, Tennessee.
- Charter of Lenox Village Homeowner's Association, Inc., of record in Instrument Numbers 20010412-0045831; 20020412-0045831 and 20031016-0153550, Register's Office for Davidson County, Tennessee.
- Master Deed of Lenox Village Homeowner's Association, Inc., of record in Instrument Number 20020315-0032825, as amended in and supplemented in Instrument Numbers 20021226-0158459; 20040523-006221; 20060321-0032382 and 20080326-0030449, Register's Office for Davidson County, Tennessee.
- Easements of record in Instrument Numbers 20020628-0078164; 20051213-0149579; 20010918-0100849;20010918-0100850; 20010918-0100851 and 20010918-0100852, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **4313 Barnes Cove Drive, Nashville, TN 37211**

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 November 12, 2013.

Susan Dawn Arden-Boyd

Susan Dawn Arden-Boyd

Brian Boyd

STATE OF TENNESSEE
COUNTY OF DAVIDISON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Susan Dawn Arden Boyd and Brian Boyd** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 12, 2013

My commission expires 1-6-14

Notary Public

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

My commission expires: 7/6/15

Notary's Signature

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY