#252137-8

BILL GARRETT, Davidson County
Trans:T20140002809 DEEDWARRSP
Recvd: 01/14/14 08:52 2 pgs
Fees:13.00 Taxes:1134.79
20140114-0003480

Box 14

# SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $306,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JANUARY, 2014.

Notary Public

MY COMMISSION EXPIRES: 11-15-15

(AFFIX SEAL)

DIANA AUBIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

File No.: ALW-13-228

THIS INSTRUMENT WAS PREPARED BY
**Commerce Title & Escrow, LLC**
1812 Broadway
Nashville, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Candice J. McEver | Accurate Mortgage a division of Acopia, LLC | 143-6-A-42.00 CO |
| (NAME) | (NAME) | |
| 228 Harpeth Wood Drive | 306 Northcreek Blvd., Ste. 100 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Goodlettsville, TN 37072 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **CENTRAL PENN CAPITAL MANAGEMENT, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **CANDICE J. MCEVER**, an unmarried woman, 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 No. 8, HARPETH TRACE ESTATES, PHASE TWO, as shown on plat of record in Plat Book 5200, Pages 556-558, 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 Central Penn Capital Management, LLC, a Pennsylvania limited liability company, by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, recorded on the 18th day of July, 2013 in Instrument No. 20130718-0074372, in the Register's Office of Davidson County, Tennessee, and corrected by Deed of Correction recorded in Instrument Number 20140110-0002776, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 228 Harpeth Wood Drive, Nashville, TN 37221
(House Number) (Street) (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 GRANTEES, 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 and demands made against said title by all persons claiming by, from, through or under Grantor, and none other, except as noted herein.

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/our hand(s) this 10th day of January, 2014.

Central Penn Capital Management, LLC, a Pennsylvania Limited Liability Company

BY: Gordon S. Pawson

PRINTED NAME: GORDON S. PAWSON

ITS: AUTHORIZED SIGNATORY

STATE OF PA
COUNTY OF Lancaster

On this the 10th day of January, 2014, before me personally appeared Gordon S Pawson, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Authorized Signatory of Central Penn Capital Management, LLC, a Pennsylvania Limited Liability Company, the within named bargainor, a limited liability company, and that he/she as such Authorized Signatory executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th day of January, 2014.

Stacey L Ressler
Notary Public
My Commission Expires:

NOTARIAL SEAL
STACEY L RESSLER
Notary Public
AKRON BORO., LANCASTER COUNTY
My Commission Expires Oct 20, 2015

**RETURN TO:**

**Commerce Title & Escrow, LLC**
**1812 Broadway**
**Nashville, TN 37203**
**(615)515-7171**