WARRANTY DEED

File #14013684

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of February, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/16/14

(AFFIX SEAL)

Vanessa E. Allen — STATE OF TENNESSEE NOTARY PUBLIC — Rutherford County

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Everett Orr	New Penn Financial, LLC	86-8-124
(NAME)	(NAME)	
1524 Andchel Drive	4000 Chemical Road, Ste. 200	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Plymouth Meeting, PA 19462	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140013465 DEEDWARR
Recvd: 02/26/14 13:51 2 pgs
Fees:13.00 Taxes:740.00
20140226-0016501

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WRI Nashville Residential Fund II, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason Everett Orr,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 337, on the plan of Resubdivision of Lot 337 Camden Woods, Phase I, as the same appears of record in Plat Book 7900, Page 510, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to WRI Nashville Residential Fund II, LLC by deed from Arnold M. Weiss, As Substitute Trustee, dated 09/10/2013, of record in Instrument No. 20131016-0107946, said Register's Office.

Further being the same property conveyed to Penny G. Bell and husband, Donald E. Bell, by deed from Clarence A. Brown and Wife, Robin J. Brown, dated 08/16/2004, of record in Instrument No. 20040917-0112440, said Register's Office.

This conveyance is subject to: Taxes for the year 2014, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Plat Book 7900, Page 510, said Register's Office.; Charter for HOA as of record in Book 7661, Page 32, said Register's Office.; Corporate By-Laws as of HOA as of record in Book 7620, Page 583, said Register's Office.; QC Deed to HOA for open space as of record in Book 7783, Page 585, said Register's Office.; Declaration of Covenants as of record in Book 7620, Page 561; Book 7657, Page 580; Book 7675, Page 926; Instrument No. 20080924-0096976; Instrument No. 20120904-0079787 and Instrument No. 20120904-0079788, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **1524 Andchel Dr., Hermitage,TN,37076**

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness our hands this 24th day of February, 2014.

WRI Nashville Residential Fund II, LLC

BY: _____

Steven Dotson, Member

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Steven Dotson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member of WRI Nashville Residential Fund II, LLC, the within named bargainor, a limited liability company, and that he as such member, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as member.

Witness my hand and official seal at office, this 24th day of February, 2014.

Commission expires:

8/16/14

Vanessa E. Allen
Notary Public

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130