This Instrument Prepared By:
HOWARD W. WILSON, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

From Information Furnished by the Parties

MAP/GROUP/PARCEL 07203007500

Davidson County DEEDWARR
Recvd: 05/01/14 15:20 3 pgs
Fees:18.00 Taxes:1128.50
20140501-0036978

NAME & ADDRESS OF NEW OWNER:
Mark Massa
1308 Stratford Ave.
Nashville, TN 37216

SEND TAX BILLS TO:
New Penn Financial, LLC
4000 Chemical Rd, Ste 200
Plymouth Meeting, PA
19462

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **TIM MATHEWS, MARRIED**, "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **MARK MASSA, UNMARRIED**, "Grantee(s)", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

BEING the Westerly 75 feet of Lot No. 245 on the Plan of Inglewood Place of record in Plat Book 332, Page 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete description of the property.

BEING the same property conveyed to Tim Mathews, by Quitclaim Deed from Michelle Monique Mathews, dated February 4, 2014, appearing of record in Instrument No. 20140224-0015385, of the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Tim Mathews (erroneously referred to as Tim Matthews) by Special Warranty Deed from Federal Home Loan Mortgage Corporation, dated September 12, 2013, appearing of record in Instrument No. 20131016-0108009, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

All matters shown on the Plan of record in Plat Book 332, page 101, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

SUBJECT PROPERTY IS NEITHER THE PRINCIPAL RESIDENCE OF GRANTOR NOR HIS SPOUSE, OR ANY DEPENDENT.

This is improved property known as 1308 Stratford Ave., Nashville, TN, 37216.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that he is lawfully seized and possessed of said parcel of real estate, and that he has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2014 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 29th day of April, 2014.

Tim Mathews

BARBARA B. BARRY
Commission # 1915065
Notary Public - California
San Diego County
My Comm. Expires Dec 6, 2014

STATE OF CALIFORNIA)
)
COUNTY OF SAN DIEGO)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Tim Mathews, ~~the within named bargainors, with whom I am personally acquainted,~~ (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 29th day of APRIL, 2014.

NOTARY PUBLIC

My Commission Expires: Dec 6, 2014

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $305,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 29th day of April, 2014.

NOTARY PUBLIC

My Commission Expires: 3/20/18

PAMELA JO SMITHSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Pamela Jo Smithson, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Connie Taylor, a notary public for this county and state, Pamela Jo Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/21/2015

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER