File BOX 8

BILL GARRETT, Davidson County
Trans:T20140067508 DEEDWARRSP
Recvd: 09/10/14 14:29 4 pgs
Fees:23.00 Taxes:2220.00
20140910-0083010

This instrument was prepared by:
David J. White
Nelson Mullins Riley & Scarborough, LLP
150 Fourth Avenue, North
Suite 1100
Nashville, Tennessee 37219

# SPECIAL WARRANTY DEED

**FROM:** **DAVID J. WHITE, Grantor**

**TO:** **DONALD G. AUSTELLE and JANICE AUSTELLE, husband and wife, Grantees**

| Address New Owner as follows: | Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes: | Map-Parcel Number(s) |
|---|---|---|
| Donald G. Austelle and Janice Austelle<br>201 Lone Oak Village Way<br>Nashville, Tennessee 37215 | New Penn Financial, LLC<br>4000 Chemical Rd, Ste 200<br>Plymouth Meeting, PA 19462 | 131 03 0Q 001.00 |

STATE OF TENNESSEE )
COUNTY OF ~~DAVIDSON~~ Williamson SFA)

The actual consideration or value, whichever is greater, for this transfer is Six Hundred Thousand and No/100 Dollars ($600,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 9th day of September SFA, 2014.

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 10/18/16

**THIS SPECIAL WARRANTY DEED** is made this 9th day of September, 2014, from **DAVID J. WHITE**, a single person and a resident of Davidson County, Tennessee, with a mailing address of 150 Fourth Avenue, North, Suite 1100, Nashville, Tennessee 37219 (the "***Grantor***"), to

**DONALD G. AUSTELLE** and **JANICE AUSTELLE**, husband and wife, residents of Davidson County, Tennessee, with a mailing address of 201 Lone Oak Village Way, Nashville, Tennessee 37215 (collectively, the "***Grantees***").

**W I T N E S S E T H:**

Grantor, for himself and his successors and assigns, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey, to Grantees and Grantees' heirs, successors and assigns forever, the real property located in Davidson County, Tennessee, described on **Exhibit A** attached hereto and incorporated herein by reference (the "***Premises***"), together with any and all easements, rights, appurtenances thereon or thereunto belonging.

The Premises are improved real property located in Davidson County, Tennessee, at 201 Lone Oak Village Way, Nashville, Tennessee 37215.

The description of the Premises attached hereto is the same as in the previous deed.

Notwithstanding any reference to acreage or square footage contained in the description of the property conveyed hereby, Grantor makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property conveyed hereby. Grantor further makes no representation or warranty, express or implied, with respect to the ownership of oil, gas or other minerals located on, under or within the property conveyed hereby.

**TO HAVE AND TO HOLD** the Premises, together with any and all easements, appurtenances, estates, titles and interests thereunto belonging, to Grantees and their heirs, successors and assigns forever, subject to the following: (i) real estate taxes and assessments, both general and special, for the current year and subsequent years; (ii) any state of facts that would be disclosed by an accurate survey or independent inspection of the property conveyed hereby; (iii) any and all easements, rights-of-way, encumbrances, conditions, covenants, restrictions, reservations and exceptions of record in the Office of the Register of Deeds for Davidson County, Tennessee; and (iv) all applicable building and zoning ordinances, laws, regulations and restrictions by municipal or other governmental authority. Grantor hereby covenants and binds Grantor, and his heirs, successors and assigns, to warrant and defend the title to the Premises to Grantees, and their heirs, successors and assigns, against the lawful claims of every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise, and except as to those matters to which this conveyance is expressly made subject. **GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, WITH RESPECT TO THE CONDITION OF THE PROPERTY CONVEYED HEREBY, INCLUDING, WITHOUT LIMITATION, THE HABITABILITY, CONDITION OR FITNESS THEREOF FOR ANY PARTICULAR USE OR PURPOSE. GRANTEES AGREE THAT THE PROPERTY CONVEYED HEREBY IS CONVEYED BY GRANTOR AND ACCEPTED BY GRANTEES IN AN "AS IS, WHERE IS" CONDITION.**

**IN WITNESS WHEREOF**, Grantor has caused this instrument to be duly executed and delivered.

**DAVID J. WHITE**

STATE OF TENNESSEE )
COUNTY OF ~~DAVIDSON~~ Williamson )

Personally appeared before me, Samuel F. Anderson, a Notary Public of this county, David J. White, the within named bargainor, 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 for the purposes therein contained.

Witness my hand, at Office, this 9th day of September, 2014.

Notary Public

My Commission Expires: 10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY [SEAL]

## Exhibit A

Land in Davidson County, Tennessee, being more particularly described as follows:

> Being Lot No. 1 on the Final Plat of Lone Oak Village, a residential Planned Unit Development, of record in Plat Instrument No. 20041216-0149685, Register's Office for Davidson County, Tennessee, to which plat reference in hereby made for a more complete legal description. Said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being property conveyed to David J. White by Warranty Deed of record at Instrument No. 20050919-0112504, in the Office of the Register of Deeds for Davidson County, Tennessee, as corrected by Deed of Correction of record at Instrument No 20051017-0124878, in the Office of the Register of Deeds for Davidson County, Tennessee.