Name & Address of New Owner:	Send Tax Notices To:	Map & Parcel
Cory Hosack 3368 Mimosa Drive Nashville, TN 37211	New Penn Financial 4000 Chemical Rd, #200 Plymouth Meeting, PA 19462	133-08-00.700

This Instrument Prepared by:
Thomas J. Haynes, Attorney 117 N. Maple Street, Murfreesboro, TN 37130

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **Scott Roark and wife, Nancy Roark**, have this day bargained and sold and by these presents to hereby transfer and convey to **Cory M. Hosack** (unmarried) **and Ronald F. Hosack** (married), as tenants in Common with Right of Survivorship their heirs and assigns, forever, that certain tract or parcel of real estate situated and located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

BEING all of Lot 117, Glencoe Acres, Section I, according to plat and survey of record in Plat Book 1835, pages 137 & 138, Register's Office for Rutherford County, Tennessee to which reference is hereby made for a more complete and accurate description of said lot.

BEING that same property conveyed to Scott Roark and wife, Nancy Roark by deed from Daryl Lee Whitefield of record in Instrument #20140416-0031955, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all restrictions, easements, etc. that may affect said property and appearing of record in the Register's Office for Davidson County, Tennessee.

This is property known as: 3368 Mimosa Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

We covenant with the said grantees that we are lawfully seized and possessed of said real estate, that we have a good and lawful right to convey the same and that said real estate is unencumbered except by lien of the 2014 real property taxes, which taxes are being prorated between parties, the grantors giving unto the grantees their proportionate share, and the grantees

BILL GARRETT, Davidson County
Trans:T20140083057 DEEDWARR
Recvd: 11/04/14 09:45 2 pgs
Fees:13.00 Taxes:617.53
20141104-0101623

assuming the payment of said taxes when the same shall become due and payable.

We further covenant and bind ourselves, our heirs and representatives forever to warrant and defend the title to the said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS our hands this 30th day of October, 2014.

Scott Roark

Nancy Roark

STATE OF TENNESSEE]
SS.
COUNTY OF RUTHERFORD]

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Scott Roark and Nancy Roark, the bargainor(s) with whom I am personally acquainted and who acknowledged they executed the within and foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS my hand and official seal at Murfreesboro, Tennessee, this 30th day of October, 2014.

Notary Public

THOMAS J. HAYNES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 5/20/2017

STATE OF TENNESSEE]
SS.
COUNTY OF RUTHERFORD]

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $166,900.00 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 the 30th day of October, 2014.

Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 10/8/2016