THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 1503340**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is: $247,000.00. Diana Richards Affiant Subscribed and sworn to before me, this 15th day of May, 2015. Sheri Engel Notary Public My Commission Expires: January 11, 2016

SHERI ENGEL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 05/18/15 15:55 3 pgs
Fees:18.00 Taxes:913.90
20150518-0045725

WARRANTY DEED

Address New Owner: Sebastien Homer 2029 Sherbrooke Ln Nashville TN 37211	Send Tax Bills To: ~~New Owner~~ New Penn Financial LLC 4000 Chemical Rd. Ste 200 Plymouth Meeting, PA 19462	Tax Information: Tax Parcel ID No. 180040A02900CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Maureen M. Arden, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sebastien Homer, a single man** ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 153, Section One, Highland Creek, as shown on plat of record in Plat Book 9700, Pages 959 and 960, 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 Maureen M. Arden, single woman by Warranty Deed from Darren Reinstein and wife, Leiza Reinstein, recorded on the 5th day of July, 2013 in Instrument No. 20130705-0069935, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, HIGHLAND CREEK, as recorded in Plat Book 9700, Page(s) 959 and 960.

Declaration of Covenants, Conditions and Restrictions recorded in Book 11568, Page 311, supplemented at Instrument No. 20000413-0037474.

Terms and provisions of by-Laws recorded in Book 11568, Page 301.

Quitclaim Deed to Homeowners Association for Open Space recorded at Instrument No. 20031014-0151693.

This is improved property located at 2029 Sherbrooke Ln Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of May, 2015.

Maureen M. Arden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Maureen M. Arden, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of May, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY