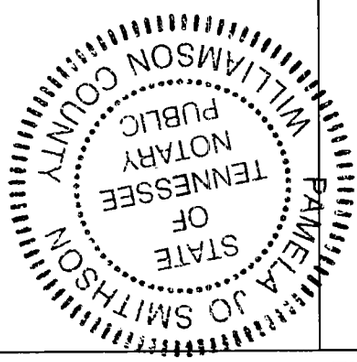
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of May, 2015

Notary Public:

MY COMMISSION EXPIRES: 3/20/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Donald R. Stombaugh	New Penn Financial, LLC	Parcel ID:
4504 Illinois Ave.	4000 Chemical Road; Ste 200	07108018500
Nashville, TN 37209	Plymouth Meeting, PA 19462	

FOR AND IN 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, we

Kudzu Real Estate, Inc.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Donald R. Stombaugh and wife, Jo Anne Stombaugh
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. 106 on the Plan of Joywood Heights, Section One, of record in Plat Book 1130, Page 91, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Kudzu Real Estate, Inc. by deed from Leland D. Watts, of record in Instrument 20140821-0076233, dated August 19, 2014, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 1373, Page 98 and Book 1518, Page 183, Register's Office for said County.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1130, Page 91, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 504 Norton Avenue, Nashville, TN 37207

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 my hand this 11th day of May, 2015.

Kudzu Real Estate, Inc.

BY:
Robert B. Potter
President

Davidson County DEEDWARR
Recvd: 05/20/15 13:04 3 pgs
Fees:18.00 Taxes:518.00
20150520-0046612

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert B. Potter with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the President respectively of the Kudzu Real Estate, Inc. the within named bargainer, and corporation, and that he/she as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Robert B. Potter as such President.

Witness my hand and official seal at Nashville, Tennessee this 11th day of May, 2016.

My Commission Expires: 8/23/16 _____
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Robyn DuBray, 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, Pamela Jo Smithson, a notary public for this county and state, Robyn DuBray 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:03/20/18

