BILL GARRETT, Davidson County
Trans: T20150044048 DEEDWARR
Recvd: 06/04/15 14:25 2 pgs
Fees: 13.00 Taxes: 806.60
20150604-0052477

398

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $218,000.00

Affiant

Subscribed and sworn to before me, this 21st day of May, 2015.

Notary Public
My commission expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

03-1504-38361

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Rebecca L. Pearce 931 Harpeth Trace Dr. Nashville TN 37221	New Owner New Penn Financial, LLC 4000 Chemical Rd, Ste 200 Plymouth Meeting, PA 19462	143-06-0-C-008.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mark E. Vickers and Jennifer M. Vickers, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Rebecca L. Pearce, unmarried,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Unit No. B-4, on the Plan of Wood Valley Condominiums, a Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 7382, Page 189 (Master Deed reference erroneously omitted on prior deed), Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the said Apartment's appurtenant undivided interest in the general limited common elements of the Condominium.

Being the same property conveyed to Benton P. Jones, unmarried by deed from Diane Lazaro, dated December 20, 2011, recorded December 27, 2011, of record in Instrument No. 20111227-0100329, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Mark E. Vickers by deed from Benton P. Jones, unmarried, dated December 6, 2013, recorded December 10, 2013, of record in Instrument No. 20131210-0125248, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 931 Harpeth Trace Dr., Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 21 day of May, 2015.

Mark E. Vickers

Jennifer M. Vickers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mark E. Vickers and Jennifer M. Vickers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 21st day of May, 2015.

Charlotte A Burbank
Notary Public

My Commission expires:

CHARLOTTE A BURBANK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

MY COMMISSION EXPIRES
JUNE 27, 2016