WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$108,000.00.** CD2

Affiant

Subscribed and sworn to before me this 12th day of June, 2015

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
JENNIFER R. PIERCE

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jack Fitzsimmons	New Penn Financial, LLC	164-16-0A-115.00
18717 ML Villa Road	4000 Chemical Road, Suite 200	
Jamestown, CA 95327	Plymouth Meeting, PA 19462	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jennifer M. Neal n/k/a Jennifer Neal Coons and husband, Brian Coons** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jack Fitzsimmons and wife, Sandra Fitzsimmons and Aaron Mlasko**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 30, Section Five, Meadow Woods, Plan of record in Instrument Number 20010605-0058130, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jennifer M. Neal, an unmarried woman from Jerry Butler Builders, LLC by Warranty Deed on September 20, 2002, of record in Instrument Number 20021118-0142819, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument Number 20010605-0058130, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Numbers 20010830-0094506 and 20010911-0098356, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Book 437, Page 38; Book 11387, Page 931; Book 4457, Page 350; Book 4706, Page 227; Book 6938, Page 738; Book 11056, Page 892; Book 11192, Page 383, re-recorded in Book 11565, Page 719, release filed in 20010524-0054108; Book 110056-892, Register's Office for Davidson County, Tennessee.

This is improved property known as: **837 Post Oak Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20150048743 DEEDWARR
Recvd: 06/18/15 14:21 2 pgs
Fees:13.00 Taxes:399.60
20150618-0058393

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 our hands this June 12, 2015.

Jennifer Neal Coons by Charles C. Neal, Sr. as Attorney in Fact
Jennifer Neal Coons by Charles C. Neal, Sr. as Attorney in Fact

Brian Coons by Charles C. Neal Sr. as Attorney in Fact
Brian Coons by Charles C. Neal Sr., as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Charles C. Neal, Sr. , with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-fact for Jennifer Neal Coons, the within named bargainor(s), and that he as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Jennifer Neal Coons the bargainor(s), by the said Charles C. Neal, Sr. as Attorney-in-Fact.

WITNESS my hand and seal, this 12th day of June, 2015.

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC My Commission Expires: 8/5/18

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Charles C. Neal, Sr. , with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-fact for Brian Coons, the within named bargainor(s), and that he as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Brian Coons the bargainor(s), by the said Charles C. Neal, Sr. as Attorney-in-Fact.

WITNESS my hand and seal, this 12th day of June, 2015.

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC My Commission Expires: 8/5/18