WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150072704 DEEDWARR
Recvd: 08/27/15 08:12 2 pgs
Fees:13.00 Taxes:2954.11
20150827-0086676

G-NPF-15-4203B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $798,407.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

MARY FRANCES (FRAN) FIX BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

THIS INSTRUMENT WAS PREPARED BY:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Scott D Symons	**New Penn Financial, LLC**	
(NAME)	(NAME)	
4203B Hood Ave	**4000 Chemical Road Suite 200**	**131024F00200CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Plymouth Meeting, PA 19462**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **J MILLER ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SCOTT D SYMONS AND BETH E. SYMONS, HUSBAND AND WIFE ,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, Unit No. B on the Plan of Homes At 4203 Hood Avenue, a Horizontal Property Regime With Private Elements, plan shown as Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions, of record in Instrument Number 20141204-0111400, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to J Miller Enterprises, LLC, a Tennessee limited liability company by Warranty deed from Dennis Andrew Robinson of record in Instrument No. 20140807-0071175 Register's Office for Davidson County, Tennessee, dated July 30, 2014 and recorded on August 7, 2014.

This conveyance is subject to:
- Taxes for the year 2015 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 66 and Exhibit "C" in Instrument Number 20141204-0111400, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20141204-0111400, Register's Office for Davidson County, Tennessee.
- Charter for Homes at 4203 Hood Avenue of record in Instrument Number 20141204-0111380, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4203B Hood Ave, Nashville, Tennessee 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 25th DAY OF AUGUST, 2015.

J Miller Enterprises, LLC, a Tennessee Limited Liability Company

BY: Lindsay L. Miller

Lindsay L. Miller
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDSAY L. MILLER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of J MILLER ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th of August, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212