Prepared By and Return to:
Regal Title, LLC
125 N Church St
Murfreesboro, TN 37130

File Number: 1602050

State of Tennessee
County of ~~Davidson~~ Rutherford
The actual consideration or value, whichever is greater, for this transfer is $199,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of March, 2016.

Notary Public
My Commission Expires: 11/17/19

Katelyn Taylor
State of Tennessee Notary Public
Rutherford County

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Chelsey Butrum	New Penn Financial, LLC	13304001100
99 Antioch Pike	4000 Chemical Rd Ste 200	
Nashville, TN 37211	Plymouth Meeting, PA 19462-1721	

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, Anna Harwood, a single person, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Chelsey Butrum, a single person, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the plan of Rich Subdivision as of record in Book 2083, Page 96, Register's Office for said County.

Said Lot No. 3 fronts 103.6 feet on the southerly side of Antioch Pike and runs back 176.1 feet on the easterly line and 130 feet on the westerly line to dead line measuring 102 feet thereon.

Being the same property conveyed to Anna Harwood, a single person, by Warranty Deed from HSBC Bank USA, NA as Indenture Trustee for the registered Noteholders of Renaissance Home Equity Loan Trust 2005-3, Renaissance Home Equity Loan Asset-Backed Notes, Series 2005-3, dated October 15, 2014, of record in Instrument No 20140421-0032469, 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 _X_improved ___unimproved property known as 99 Antioch Pike, Nashville, TN 37211.

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.

BILL GARRETT, Davidson County
Trans:T20160019257 DEEDWARR
Recvd: 03/09/16 10:00 2 pgs
Fees:13.00 Taxes:736.30
20160309-0022484

WITNESS my hand this 7th day of March, 2016.

Anna Harwood

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Anna Harwood with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, TN, this 7th day of March, 2016.

Notary Public at Large
My Commission Expires:

