Davidson County DEEDWARR Recvd: 06/01/17 16:12 3 pgs Fees:18.00 Taxes:806.60 **20170601-0054742**	STATE OF TENNESSEE COUNTY OF Rutherford The actual consideration or value, whichever is greater, for this transfer is $218,000.00 Affiant Subscribed and sworn to before me, this 31st day of May, 2017. Notary Public My commission expires: 9/18/17

Tammy McCauley State of Tennessee Notary Public Rutherford Co., TN

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kelsey Anito	New Penn Financial, LLC	**103160D20600CO**
3909 Whitland Avenue, Apt. 206	4000 Chemical RD	
Nashville, TN 37205	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 ACKNOWLEDGE, WE,

Benjamin F. Turnage, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kelsey Anito, unmarried woman

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:

LAND in Davidson County, Tennessee, being Unit No. 206, as shown on the plat of Lancaster Condominiums, of record in Plat Book 5200, Page 460, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of the Lancaster Homeowner's Association as described in Book 5963, Page 441, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Benjamin F. Turnage, unmarried, by Warranty Deed from Whitney T. Rhodes, unmarried, dated 11/3/09 and recorded 11/6/09 in Instrument No. 20091106-0103063, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 3909 Whitland Avenue, Apt. 206, Nashville, TN 37205.

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 in 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/our hand(s) this 31st day of May, 2017.

Benjamin F. Turnage

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Benjamin F. Turnage, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2017.

Notary Public

My Commission Expires: 9/11/19



True Copy Certification

I, **Tammy McCauley**, do hereby make oath that I am a licensed attorney and /or the custodian of electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, **Teresa Taylor**, a notary public for this county and state, **Tammy McCauley** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 6-15-19

Notary Seal

TERESA TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY