Davidson County DEEDQC
Recvd: 12/23/08 07:49 2 pgs
Fees:12.00 Taxes:0.00

20081223-0122166

QUIT-CLAIM DEED

DAVID KEMP and RHONDA KEMP, husband and wife, for valuable consideration paid, grants to CELTIC SNOW PROPERTIES, LLC, a Tennessee limited liability company, whose tax mailing address is, 4557 Peytonsville Road, Franklin, Tennessee 37064 the following REAL PROPERTY:

Situated in the State of Tennessee, County of Davidson and City of Nashville and more specifically described on attached Exhibit "A" attached hereto and made a part hereof by reference.

See Exhibit "A"

Address: 2120 Belmont Blvd., Unit A6, Nashville, TN 37212

Tax Map – Parcel No.: Map 104-16, P/O Parcel 330, 104 16 OE 006.00

Prior Instrument No: 20070516-0058653

Executed this 29th day of July, 2008.

David H Kemp
DAVID KEMP

Rhonda Kemp
RHONDA KEMP

STATE OF Ohio)
) SS:
COUNTY OF Franklin)

BE IT REMEMBERED, that before me, a Notary Public in and for said County and State aforesaid, on this 29th day of July, 2008, personally appeared DAVID KEMP and RHONDA KEMP who represented to me to be said person, and acknowledged the signing thereof to be her voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.

Susan R. Platania
Notary Public
My commission expires:

Susan R. Platania
Notary Public, State of Ohio
My Commission Expires 05-20-2013

State of OH
County of Franklin
The actual consideration or true value, whichever is greater for this transfer is $0.

Suscribed and sworn to before me, this the 29 Day of July 2008

Susan R. Platania
Notary Public

Susan R. Platania
Notary Public, State of Ohio
My Commission Expires 05-20-2013

New Owner:
Celtic Snow Properties,LLC
4557 Peytonsville Rd.
Franklin, TN 37064

This instrument was prepared by J.C. DeBoard & Co., L.P.A., James C. DeBoard, Esq., 5878 North High Street, Worthington, OH 43085 and 913 Paddington Terrace, Heathrow FL 32746.

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. A6 of Albemarle Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, *et seq.* as amended, Tennessee Code Annotated, and as established by a Master Deed of Albemarle Condominiums of record of Instrument No. 20060309-0027782, and as amended in 20070131-0012862, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

This is improved property known as: 2120 Belmont Ave., Unit A6, Nashville, TN 37212

DERIVATION CLAUSE

Being the same property conveyed to David and Rhonda Kemp by Warranty Deed dated May 9, 2007, from Albemarle, LLC, a Tennessee limited liability company, of record in Instrument No. 20070516-0058653, Register's Office of Davidson County, Tennessee.

Tax Bill to be sent to:

Celtic Snow Properties, LLC
4557 Peytonsville Rd.
Franklin, TN 37064