Property Address: 205 Elberta, Nashville, TN 37210 —Above This Line Reserved For Official Use Only—

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Ryan Kamm and wife, Suzanne J. Son**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Marrah Florita, as Sole Owner, her personal representatives and assigns** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

A certain tract or parcel of land in Davidson county, State of Tennessee, described as follows, to=wit:

Being Lot No. 19 on the Plan of Cumberland Nurseries Resubdivision of record in Plat Book 161, page 139, Register's Office for Davidson county, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ryan L. Kamm, by Warranty Deed from Nicolas A. Crisafulli and wife, Susan L. Crisafulli of record in Instrument #20060613-0070281, Register's Office for Davidson county, Tennessee, dated June 12, 2006 and recorded June 13, 2006.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2009 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $118,675.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 28 day of August, 2009.

BILL GARRETT, Davidson County
Trans:T20090061947 DEEDWARR
Recvd: 09/09/09 15:39 2 pgs
Fees:13.00 Taxes:439.10
20090909-0084633

Ryan Kamm {Seal}

Susanne J. Son

State of New Jersey
County of Bergen

On this 28th day of August, 2009, before me, a Notary Public in the state and county aforesaid, duly commissioned and qualified, personally appeared Ryan Kamm, and Susanne J. Son to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Notary Public

My Commission expires:

JENNY JEONG KIM
ID # 2363071
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 8/7/2012

Sworn to and subscribed before me this 28 day of August 2009

JENNY JEONG KIM NOTARY PUBLIC NEW JERSEY

STATE OF TENNESSEE
COUNTY OF Davidson

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $118,675.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant:

Subscribed and sworn to before me this 28th day of August, 2009.

Notary Public
My Commission expires: 7-24-10

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

New Owner →
SEND TAX STATEMENTS TO THE GRANTEE.
Marrah Florita
205 Elberta Street
Nashville, TN 38210

Map + Parcel #
119-5-205.00

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

Prepared by:
Talbott Title + Escrow, LLC