This space for Register's Office:

BILL GARRETT, Davidson County
Trans:T20100046460 DEEDWARR
Recvd: 07/29/10 10:56 2 pgs
Fees:13.00 Taxes:568.32
20100729-0059471

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
565 Willow Hill Circle #3
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Kennetha K. Holt
3532 Roundwood Forest Drive
Antioch, TN 37013

SEND TAX BILLS TO:
Primary Capital Advisors, LC
1000 Parkwood Circle #600
Atlanta, GA 30339

Map & Parcel No. 150.10-0-158.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Staci L. Bell and Anthony Bell, wife and husband** hereinafter called the **Grantors**, do hereby convey unto **Kennetha K. Holt, unmarried woman** hereinafter called the **Grantees**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, Tennessee, being Lot No. 27 in Roundwood Forest, Section Two of record in Plat Book 6250, Pages 548 and 549, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Staci L. Bell and Anthony Bell on January 4, 2007 by Substitute Trustee's Deed of record in Instrument No. 20070116-0006064, Register's Office for said County.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances and health department regulations that may affect the premises.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantees 2) All restrictions of record 3) All easements of record 4) All visible easements 5) All matters appearing on the plat of record; 6) All applicable government and zoning regulations; 7) If the property is supplementally assessed due to any improvements or changes in tax base, Grantee shall be responsible for any additional taxes due. 8) Grantor shall be responsible for any rollback taxes.

This is improved property known as: 3532 Roundwood Forest Drive, Antioch, TN 37013.

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

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, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantor is lawfully seized and

possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTORS FURTHER COVENANT and bind Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And we do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 27th day of July, 2010.

Staci L. Bell

Staci L. Bell

Anthony Bell

Anthony Bell

STATE OF Tennessee
County of Rutherford

BEFORE ME, the undersigned authority, on this day personally appeared Staci L. Bell and Anthony Bell known to me to be the person whose names are subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 27th day of July, 2010.

Notary Public in and for the
State of Tennessee

KIMBERLY R. HARGROVE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 6/18/12

STATE OF Tennessee
COUNTY OF Davidson
AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $153,600.00.

Affiant

Sworn and subscribed before me on July 27, 2010.

Notary Public

My Commission Expires : 6/18/12

KIMBERLY R. HARGROVE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY