This space for Register's Office:

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

BILL GARRETT, Davidson County
Trans:T20110012753 DEEDWARR
Recvd: 03/03/11 08:50 6 pgs
Fees:33.00 Taxes:277.50
20110303-0016903

ADDRESS NEW OWNER:
The 721 Cameo Drive Trust
P.O. Box 791
Joelton, TN 37080

SEND TAX BILLS TO:
New Owner

Map & Parcel No. 119.12-0-38.00

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 **William M. Snyder, Jr., Ronald E. Snyder, Robert D. Snyder, Brenda K. Crick and Karen A. Phelps,** hereinafter called the **Grantors**, do hereby convey unto **The 721 Cameo Drive Trust, First Jordan, LLC as Trustee,** hereinafter called the **Grantee**, 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. 45 on the Map of Battlewood, Section One, as of record in Book 1835, Page 31, Register's Office for said county and described as follows:

Beginning at a point in the southerly margin of Cameo Drive at the common corner of Lot Nos. 45 and 46; thence with the line between said lots, southerly 170.04 feet to the corner fo said lots and of Lot Nos. 43 and 44; thence with the line between Lots 44 and 45, westerly 170 feet to the easterly margin of Cameo Drive; thence with the margin of the same northerly 45 feet to a point and continuing with the margin of the same, northerly and easterly around a curve 222.09 feet to the beginning.

Being the same property conveyed to William M. Snyder, Sr. and wife, Ruby Snyder by Warranty Deed of record in Book 2027, Page 187, Register's Office for Davidson County, Tennessee. Ruby Snyder passed away on March 18, 1988 and William M. Snyder, Sr. passed away on July 3, 2010, leaving as his sole heirs at law, William M. Snyder, Jr., Ronald E. Snyder, Robert D. Snyder, Brenda K. Crick and Karen A. Phelps.

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: 721 Cameo Drive, Nashville, TN 37211.

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.

GRANTOR(s) COVENANT(s) 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.

GRANTOR(s) FURTHER COVENANT(s) 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 I/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, I/We have hereunto set my/our hand(s) and seal(s) this 24th day of February, 2011.

William M. Snyder, Jr.

Ronald Edward Snyder

Brenda K. Crick

Robert D. Snyder

Karen A. Phelps

STATE OF Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared William M. Snyder, Jr., Ronald Edward Snyder and Brenda K. Crick known to me to be the persons 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 24th day of February, 2011.

Notary Public in and for the
State of Tennessee

KIMBERLY R. HARGROVE NOTARY PUBLIC STATE OF TENNESSEE 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 $75,000.00.

Affiant

Sworn and subscribed before me on February 24, 2011.

Notary Public
My Commission Expires : 6/18/12

KIMBERLY R. HARGROVE NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

taxes.

This is improved property known as: 721 Cameo Drive, Nashville, TN 37211.

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.

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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.

GRANTOR(s) COVENANT(s) 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.

GRANTOR(s) FURTHER COVENANT(s) 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 I/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, I/We have hereunto set my/our hand(s) and seal(s) this 24th day of February, 2011.

William M. Snyder, Jr.

Ronald Edward Snyder

Brenda K. Crick

Robert D. Snyder

Karen A. Phelps

STATE OF Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared William M. Snyder, Jr., Ronald Edward Snyder and Brenda K. Crick known to me to be the persons 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 24th day of February, 2011.

Notary Public in and for the
State of Tennessee

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 $75,000.00.

Affiant

Sworn and subscribed before me on February 24, 2011.

Notary Public
My Commission Expires : 6/18/12

STATE OF Florida
County of Duval

BEFORE ME, the undersigned authority, on this day personally appeared Robert D. Snyder known to me to be the persons whose names are subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that he executed the same for the purposes and consideration therein expressed, and acknowledged the same to be his free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 24th day of February, 2011.

Notary Public in and for the
State of Florida

My Commission Expires: January 4, 2013

EDWIN HALL MILLER, JR.
MY COMMISSION # DD 820085
EXPIRES: January 4, 2013
Bonded Thru Budget Notary Services

STATE OF Florida
County of _____

BEFORE ME, the undersigned authority, on this day personally appeared Karen A. Phelps known to me to be the persons whose names are subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that she executed the same for the purposes and consideration therein expressed, and acknowledged the same to be her free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 24th day of February, 2011.

Notary Public in and for the
State of Florida

My Commission Expires:

taxes.

This is improved property known as: 721 Cameo Drive, Nashville, TN 37211.

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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.

GRANTOR(s) COVENANT(s) 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.

GRANTOR(s) FURTHER COVENANT(s) 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 I/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, I/We have hereunto set my/our hand(s) and seal(s) this 24th day of February, 2011.

William M. Snyder, Jr.

Ronald Edward Snyder

Brenda K. Crick

Robert D. Snyder

Karen A. Phelps

Karen A. Phelps

STATE OF Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared William M. Snyder, Jr., Ronald Edward Snyder and Brenda K. Crick known to me to be the persons 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 24th day of February, 2011.

Notary Public in and for the
State of Tennessee

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 $75,000.00.

Affiant

Sworn and subscribed before me on February 24, 2011.

Notary Public
My Commission Expires : 6/18/12

STATE OF Florida
County of _____

BEFORE ME, the undersigned authority, on this day personally appeared Robert D. Snyder known to me to be the persons whose names are subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that he executed the same for the purposes and consideration therein expressed, and acknowledged the same to be his free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 24th day of February, 2011.

_____
Notary Public in and for the
State of Florida

My Commission Expires:

STATE OF Florida
County of Santa Rosa

BEFORE ME, the undersigned authority, on this day personally appeared Karen A. Phelps known to me to be the persons whose names are subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that she executed the same for the purposes and consideration therein expressed, and acknowledged the same to be her free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 24th day of February, 2011.

Teresa A. Warner
Notary Public in and for the
State of Florida

My Commission Expires:

TERESA A. WARNER
Commission # DD 848159
Expires April 26, 2011
Bonded Thru Troy Fain Insurance 800-385-7019