WARRANTY DEED

JOHN C. LEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

R-AM-11-835

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,196.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF August, 2011.

Notary Public

MY COMMISSION EXPIRES: 5-2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron Massey	Aaron Massey (NAME)	
835 General George Patton Road (ADDRESS)	152 Waters Edge Dr. N (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Ponte Vedra Beach, FL (CITY) (STATE) (ZIP) 32082	142-9-B-835.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we ROBERT B. SNEED JR. AND GLENDA G. SNEED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AARON MASSEY , A MARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 835, CARPORT 835-C, RIVER PLANTATION, PHASE ONE, LOT ONE, SECTION FIVE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGES 145 AND 146, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 5410, PAGE 248, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO ROBERT B. SNEED, JR., AND WIFE, GLENDA G. SNEED BY WARRANTY DEED FROM MICHAEL CISNEROS AND WIFE, JANELLE S. CISNEROS, RECORDED ON THE 23RD DAY OF AUGUST, 2005 IN INSTRUMENT NO. 20050823-0100487, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 835 General George Patton Road, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20110048849 DEEDWARR
Recvd: 08/10/11 08:40 2 pgs
Fees:13.00 Taxes:474.33
20110810-0061471

Witness my/our hand(s) this 5th day of August, 2011.

Robert B Sneed by Alvin M Lee
Robert B. Sneed Jr., by Alvin M. Lee,
Attorney in Fact attorney in fact

Glenda G Sneed by Alvin M Lee
Glenda G. Sneed, by Alvin M. Lee,
Attorney in Fact attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 5th day of August, 2011, before me personally appeared Alvin M. Lee to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Robert B. Sneed Jr. and Glenda G. Sneed and who acknowledged he/she/they executed the same as the free act and deed of the said Robert B. Sneed Jr. and Glenda G. Sneed.

Witness my hand and official seal, this the 5th day of August, 2011.

Mary Frances Rudy
Notary Public

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5-20-14

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903