File Box 8

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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter & Patterson**<br>**An Association of Attorneys**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 30123-06-2011**<br>File Box 9B | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $890,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 16th day of August, 2011.<br><br>Notary Public<br><br>My Commission Expires: |

GEORGE E. MUDTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Susan M. Snyder<br>217 Page Road<br>Nashville, TN 37205 | **Send Tax Bills To:**<br>Farmington Financial Group, LLC<br>1912 21st Avenue South<br>Nashville, TN 37212 | **Tax Information:**<br>Map and Parcel No.:<br>130 090 01000 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Copeland Avenue, LLC, a Tennessee limited liability company**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Susan M. Snyder** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 217 Page Road, Nashville, TN 37205

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 16th day of August, 2011.

Copeland Avenue, LLC, a Tennessee limited liability company

BY: _____
Gerald Fridrich, Sr., Authorized Member

BILL GARRETT, Davidson County
Trans:T20110050934 DEEDWARR
Recvd: 08/18/11 11:51 2 pgs
Fees:13.00 Taxes:3293.00
20110818-0063954

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gerald Fridrich, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that he is an Authorized Member of Copeland Avenue, LLC, a Tennessee limited liability company, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 16th day of August, 2011.

Notary Public

My Commission Expires:

GEORGE E. MUDTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot "A" of the subdivision of the southerly part of Lot No. 11 and all of Lots 12 and 13 of Block "K" on the Revised Plan of Highlands of Belle Meade No. 2, as of record in Book 843, page 18, Register's Office for said County, described according to a survey made by John M. Sullivan, County Surveyor, May 18, 1950, as follows:

Beginning on the westerly margin of Page Road at the corner of Lots "A" and "B"; thence with the line between said two lots, north 77 degrees 16' west 202.5 feet to the easterly margin of Lot No. 2 in said subdivision; thence southwardly 108.3 feet; thence southeastwardly 205.75 feet to the westerly margin of Page Road; thence with the westerly margin of said Road, northwardly 119.87 feet to the beginning.

Being the same property conveyed to Copeland Avenue, LLC, a Tennessee limited liability company, by deed dated July 29, 2009, from Alexander MacDonald Nicholson, Jr., of record in Instrument No. 20090730-0071306, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2011, which have been prorated and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 806, pages 686-689, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Book 843, page 18, Register's Office for Davidson County, Tennessee.