THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30540-04-2012** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $725,000.00. Affiant Subscribed and sworn to before me this 20th day of April, 2012. Notary Public My Commission Expires:

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

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: Jupiter Managing General Agency, Inc. P.O. Box 2869 5110 Maryland Way, Suite 350 Brentwood, TN 37027	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 116 150 04700

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, **Kevin P. McDermott and wife, Deborah A. McDermott**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jupiter Managing General Agency, Inc., a Tennessee corporation** ("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 unimproved property located at 438 Royal Oaks Drive, 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 20th day of April, 2012.

Kevin P. McDermott

Deborah A. McDermott

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Kevin P. McDermott and Deborah A. McDermott**, 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.

Witness my hand, at office, this 20th day of April, 2012.

Notary Public

My Commission Expires:

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

My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans:T20120029313 DEEDWARR
Recvd: 04/23/12 10:46 2 pgs
Fees:13.00 Taxes:2682.50

20120423-0034351

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Map of a Resubdivision of Royal Oaks Section "B," as of record in Book 1424, page 89, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 130 feet on the easterly side of Royal Oaks Drive, as measured along a slight curve and runs back between lines 223.8 feet on the north line and 247.7 feet on the south line to a dead line in the rear measuring 246 feet thereon.

Being part of the same property conveyed to Kevin P. McDermott and wife, Deborah A. McDermott, by quitclaim deed dated February 27, 2012 from Christy W. Ivey, Trustee, of record in Instrument No. 20120228-0017016, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2012, which have been prorated and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 1424, page 89, Register's Office for Davidson County, Tennessee.