WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Anthony W. Rucco
Affiant

Subscribed and sworn to before me, this 21st DAY OF May, 2012.

Notary Public

MY COMMISSION EXPIRES: 3-3-14
(AFFIX SEAL)

EMILY C. MAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2014

R-VRES-12-940

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
Alexander D. Van Vliet	Fifth Third Mortgage	
940 Gale Lane #128 (ADDRESS)	5001 Kingsley Drive (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Cincinnati, OH 45227 (CITY) (STATE) (ZIP)	118-05-0-A-016.00CO

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 ERICK D. SNYDER AND WIFE, KATHERINE SNYDER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ALEXANDER D. VAN VLIET, UNMARRIED AND STACEY M. HABERBERGER, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, 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 DESIGNATED AS 4-A AS SHOWN ON THE PLAN OF ST. MARTIN SQUARE NOW KNOWN AS 12 SOUTH TOWERS, A PLANNED UNIT DEVELOPMENT OF RECORD IN PLAT BOOK 4460, PAGE 186, AND AMENDED IN INSTRUMENT NUMBER 20031107-0163683, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ERICK D. SNYDER, AN UNMARRIED MAN BY WARRANTY DEED FROM 940 PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, OF RECORD AT INSTRUMENT NO. 20040728-0090061, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 9, 2004. KATHERINE SNYDER JOINS IN THIS INSTRUMENT FOR THE PURPOSE OV CONVEYING ANY AND ALL MARITAL INTEREST SHE MAY HAVE TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 4460, PAGE 186 AND AMENDED IN INSTRUMENT NO. 20031107-0163683; BOOK 4611, PAGE 682 AS AMENDED IN BOOK 4710, PAGE 224; INSTRUMENT NUMBER 20031107-0163683; BOOK 4611, PAGE 692 AND AMENDED IN INSTRUMENT NUMBER 19991230-0308948; BOOK 4611, PAGE 674 AND AMENDED IN BOOK 4711, PAGE 48; INSTRUMENT NUMBER 20031107-0163682; BOOK 4710, PAGE 602, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 940 Gale Lane #128, Nashville, Tennessee 37204
(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:T20120039262 DEEDWARR
Recvd: 05/30/12 08:56 2 pgs
Fees:13.00 Taxes:758.50
20120530-0046448

Witness my/our hand(s) this 21st day of May, 2012.

Erick D. Snyder

Katherine Snyder

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Erick D. Snyder and Katherine Snyder, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of May, 2012.

Notary Public

My Commission Expires:

(SEAL) 3/8/16

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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