WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$300,000.00.**

Affiant

Subscribed and sworn to before me, this the 16th day of November, 2012.

Notary Public

My commission expires: 8/16/14

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20120090109 DEEDWARR
Recvd: 11/27/12 09:53 2 pgs
Fees: 13.00 Taxes: 1110.00
20121127-0108663

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Aaron Snavely **Kelly Snavely**	same address as	**Map 155-00-0 Parcel 230-00**
8223 Poplar Creek Road	new owner	
Nashville, Tennessee 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Penelope Earl Bittinger, Trustee of the Jean C. Earl Trust U/A/D February 17, 1993

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Aaron Snavely and Kelly Snavely, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Revised Jean Earl Subdivision, of record in Book 5210, Page 285, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Included but specifically excluded therefrom is that portion of Lot 1 conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7800, Page 11, said Register's Office.

Being part of the same property conveyed to Jean C. Earl, unmarried, by Deed from Grace Garland Judd and husband, Henry Thurman Judd, of record in Book 4853, Page 953, and further conveyed to Jean C. Earl, Trustee U/A/D February 17, 1993 by Quitclaim Deed dated February 17, 1993 from Jean C. Earl of record in Book 8867, Page 234, said Register's Office of Davidson County, Tennessee. The said Jean C. Earl died on October 7, 2010. Penelope E. Bittinger was appointed Successor Trustee of the Jean C. Earl Trust U/A/D February 17, 1993. Certification of Jean C. Earl Trust of record in Instrument No. 20110620-0047310, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__x__) Unimproved (____) property, known as **8223 Poplar Creek, Nashville, Tennessee**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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.

Witness my/our hand(s) this 14 day of **November, 2012.**

Penelope E Bittinger, Trustee of the Jean C. Earl Trust U/A/D Febuary 17,
Penelope E. Bittinger, Trustee of the Jean C. Earl Trust U/A/D February 17, 1993

STATE OF Maryland)
COUNTY OF Calvert)

Personally appeared before me, a Notary Public of said County and State, **Penelope E. Bittinger, Trustee of the Jean C. Earl Trust U/A/D February 17, 1993,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Prince Frederick (city), Maryland (state), this 14 day of **November, 2012.**

Steven A. Johnson
Notary Public

STEVEN A. JOHNSON
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires 03-24-2016

My Commission Expires:

STEVEN A. JOHNSON NOTARY PUBLIC CALVERT CO., MD.