This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC

25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 11th day of June, 2013, by and between Edgar Lamar Snead Jr and Tamika Gordan Sneed, a married couple, party of the first part, and Jacob A Klein and Amanda C Klein, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot Number 323 on the Plan of Phase 3, Cambridge Forest, R-15 Residential P.U.D. of record as Instrument Number 20010628-0068483 and amended in Instrument Number 20020503-0054630, Register's Office for Davidson county, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being all or part of the same property conveyed to Edgar Lamar Snead, Jr. by virtue of that certain Warranty Deed dated March 14, 2003, at Instrument No. 20030319-0036502, re-recorded at Instrument No. 20030512-0063486 and re-re-recorded at Instrument No. 20030523-0070910 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2013 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Edgar Lamar Snead Jr

Tamika Gordan Sneed by
Tamika Gordan Sneed by Staci Coleman,
Attorney In Fact
Staci Coleman Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Recorded in Instrument No. 20130611-0059369 in the Register's Office of Davidson County, Tennessee.

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Edgar Lamar Snead Jr, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of June, 2013.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20130049954 DEEDWARR
Recvd: 06/13/13 14:54 2 pgs
Fees:13.00 Taxes:638.25

20130613-0060650

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of June, 2013, before me personally appeared Staci Coleman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Tamika Gordan Sneed and acknowledged that she executed the same as the free act and deed of the said Tamika Gordan Sneed.

WITNESS my hand, at office, this 11th day of June, 2013.

My Commission Expires:
9-8-13

Notary Public



Property Owner & Address: Jacob A Klein and Amanda C Klein

1617 Bridgecrest Drive, Antioch, TN 37013

Tax Parcel No 149150A24800CO

Property Address: 1617 Bridgecrest Drive
Antioch, TN 37013

MAIL TAX BILLS TO: Regions Mortgage, 2050 Parkway Office Circle

Birmingham, AL 35244

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $172,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 11th day of June, 2013.

Notary Public

My Commission Expires:_____



MY COMMISSION EXPIRES
SEPTEMBER 9 2014