THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 07-1476

Davidson County DEEDWARR
Recvd: 01/25/08 12:38 2 pgs
Fees:13.00 Taxes:647.50
20080125-0008102

Property Address: #508 Bennie Dillon Lofts, 700 Church Street, Nashville, TN 37209

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Shannon Schoppman**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Jason P. Owen, married,** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

A Certain Condominium Apartment known as Unit No. 508 of the Horizontal Property Regime of Bennie Dillon Condominium pursuant to Master Deed of record as Instrument No. 20051215-0150617, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a deed from Bennie-Dillon Development Company, LLC, a Tennessee Limited Liability Co, dated March 3, 2006, and recorded March 6, 2006, in the Register of Deeds for the City of Nashville, County of Davidson, as Document No. 20060306-0025568.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2008 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $175,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

DAO

WITNESS Grantor's hand this 17th day of January, 2008.

_____{Seal}
Shannon Schoppman

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 17th day of January, 2008, before me the undersigned officer, personally appeared Shannon Schoppman, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and she acknowledged that she, executed same as her free act and deed.

_____
Notary Public

My Commission expires: 1-23-2011

Grantees' Name, Address, Phone:
Jason P. Owen
#508 Bennie Dillon Lofts,
700 Church Street
Nashville, TN 37209

Map and Parcel No: 093-05-2B-032.00 CO

SEND TAX STATEMENTS TO:
Jason P. Owen
#508 Bennie Dillon Lofts
700 Church Street
Nashville, TN 37209

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $175,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: _____

Subscribed and sworn to before me this 17 day of January 2008.

_____
Notary Public
My Commission expires: 7-24-10

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212