BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Robert Lee Thompson and** **Sonya Cole McCraney Thompson** **320 Old Hickory Blvd., Unit #2816** **Nashville, Tennessee 37221**	SEND TAX BILLS TO: SAME	MAP-PARCEL NUMBERS: **128120A17000CO**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

AUBREY HIAM, a married man, and CHRIS THOENY, married man

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

ROBERT LEE THOMPSON and wife, SONYA COLE McCRANEY THOMPSON

HEREINAFTER called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson** State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Unit No. 2816, Building No. 8, on the Plan of Section 8, Phase 1D, on the Plan of Eagle Ridge at the Reserve, as shown in Exhibit "A" to the Master Deed of Eagle Ridge at the Reserve Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and Bylaws, of record in Instrument No. 20011011-011875, as Supplemented and Amended by Supplement and Amendment No. 34 to the Master Deed of record in Instrument No. 20040716-0084978, re-recorded in Instrument No. 20070102-0000519, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Aubrey Hiam and Chris Thoeny by Substitute trustee's Deed dated May 22, 2008 from Nationwide Trustee Services, Inc., as Substitute Trustee, of record in Instrument #20080609-0058731, said Register's Office.

The prior deeds of record inadvertently referred to this unit as being in Building 3 when in fact it is actually in Building 8.

This property is investment property and has never been used as marital property by the grantors herein.

This is improved property known as **320 Old Hickory Blvd., Unit #2816, Nashville, Tennessee 37221.**

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, his heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 26th day of November, 2008.

Davidson County DEEDWARR
Recvd: 12/01/08 13:44 2 pgs
Fees:13.00 Taxes:804.75
20081201-0116334

AUBREY HIAM

CHRIS THOENY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, **AUBREY HIAM and CHRIS THOENY,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 26th day of November, 2008.



Tara Hawley
NOTARY PUBLIC
My Commission Expires:

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $217,500.00.

Alex Kupsch
AFFIANT

Sworn to and subscribed to before me this 26th day of November, 2008.



Tara Hawley
NOTARY PUBLIC

My Commission Expires: