WARRANTY DEED

2009 **THIS INDENTURE**, made and entered into this 25th day of June, ~~2008~~, by and between **Primacy Closing Corporation, a corporation organized under the laws of Nevada,** party of the first part, and Robert Michael Waggoner and Samantha Mills Waggoner, husband and wife. party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. K-304, TOGETHER WITH THE CARPORT DESIGNATED AS NO. K-304C, OF RIVER PLANTATION CONDOMINIUM APARTMENTS, SECTION THREE, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, AS SHOWN ON THE PLAT OF RIVER PLANTATION CONDOMINIUM APARTMENTS, SECTION THREE, OF RECORD IN BOOK 4675, PAGE 75, 76 AND 77; AS AMENDED IN BOOK 4675, PAGES 102, 103, 104 AND 105, AND BOOK 6231, PAGE 156, REGISTER'S OFFICE FOR SAID COUNTY; AND ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 4784, PAGE 464; AS AMENDED IN BOOK 5785, PAGE 180, BOOK 5840, PAGE 663, AND BOOK 11332, PAGE 134, SAID REGISTER'S OFFICE, ALL TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID UNIT.

Being the same property conveyed to Grantors, by virtue of Warranty Deed recorded at Instrument Number 20080818-0084230, in the Register's Office for Davidson County, Tennessee.

SUE CLELAND, spouse of ROBERT CLELAND, joins herein for the purpose of conveying any and all marital interest and homestead which she may have in and to the above described property by virtue of her marriage to ROBERT CLELAND, but does not join in the covenants and warranties contained herein.

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

And the said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for:

All matters of record, including without limitation, all real property taxes, not yet due and payable, which grantee hereby assumes and agrees to pay; restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of record in Plat Book 4675, Page 75, 76 and 77, amended in Book 4675, Pages 102, 103, 104, 105 and Book 6231, Page 156; Terms and provisions of Bylaws of River Plantation in Book 4784, Page 482; Covenants, Conditions and Restrictions in Master Deed in Book 4784, Page 464, as amended in Book 5785, Page 180, Book 5840, Page 663 and Book 11332, Page 134; Quit Claim Deed in Book 5785, Page 180, Waiver of Exclusive Rights in Book 5840, Page 663; all in said Register's Office.

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 party of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

THE CONSIDERATION for this conveyance is as follows: Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

BILL GARRETT, Davidson County
Trans:T20090044297 DEEDWARR
Recvd: 07/01/09 15:04 2 pgs
Fees:13.00 Taxes:499.50
20090701-0061492

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 said party of the first part the day and year first above written.

Signed By:

Primacy Closing Corporation

By: Vicki Puckett
Signature

STATE OF TN
COUNTY OF Shelby

Before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Vicki Puckett, with whom I am personally acquainted, and who, upon oath, acknowledged ~~himself~~/herself to be the Asst. Sec. of Primacy Closing Corporation, the within named bargainor, a corporation, and that ~~he~~/she as such Asst. Sec. being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation, by ~~himself~~/herself as such Asst. Sec.

WITNESS my hand and official seal, this 10th day of June, 2009.

Miranda Richardson
Notary Public

My commission expires:

~~My Commission Expires~~ July 17, 2012

MIRANDA RICHARDSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SHELBY

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 or value of the property transferred, whichever is greater, is $ 135,000.00, 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 the 25th day of June, ~~2008.~~ 2009

Notary Public

My commission expires:

7-24-10

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

NEW OWNER:
Robert & Samantha Waggoner
8300 Sawyer Brown Rd.
Nashville, TN 37221

Send Tax Bills to:
New Owner

Map & Parcel: 142-5-B-59.00 CO