BILL GARRETT, Davidson County
Trans:T20090077710 DEEDWARR
Recvd: 11/16/09 10:51 3 pgs
Fees:18.00 Taxes:958.30
20091116-0105188

WARRANTY DEED

THIS INDENTURE, made and entered into this 27th day of October, 2009, by and between **ROCKY L. BILLUPS, unmarried, and GREGG W. PROBASCO, as joint tenants with right of survivorship,** party of the first part, and **PRIMACY CLOSING CORPORATION, a corporation organized under the laws of Nevada,** 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. 122, Building No. 27, on the Plan of Eagle Ridge at the Reserve, Section 7, Phase 1B, of record in Exhibit "A" Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument No. 20011011-0110875, as supplemented and amended by Supplement and Amendment No. 21 to the Master Deed of Eagle Ridge at the Reserve, of record in Instrument No. 20030108-0003694, 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 said unit.

Being the same property conveyed to Grantors, by virtue of Warranty Deed recorded at Instrument Number 20060502-0050701, in the Register's Office for Davidson County, Tennessee.

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 in the Master Deed of record in Instrument No. 20011011-0110875, as amended by instrument(s) of record in Instrument No. 20030108-0003694; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through and upon the land embracing the regime and building thereon; Declaration of Covenants, Conditions and Restrictions in Instrument No. 20010116-0004521; Charter of Eagle Ridge at the Reserve Homeowners Association at Instrument No. 20010112-0003836, amended at Instrument No. 20010112-0003839; 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.

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.

Rocky L Billups
ROCKY L. BILLUPS

GREGG W. PROBASCO

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, ROCKY L. BILLUPS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 27 day of October, 2009.

Keri V. McInnis
Notary Public

My commission expires:
1/26/13

KERI V. MCINNIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MONROE
MY COMMISSION EXPIRES: JAN. 26,2013

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, GREGG W. PROBASCO, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 27 day of October, 2009.

Keri V. McInnis
Notary Public

My commission expires:
1/26/13

KERI V. MCINNIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MONROE
MY COMMISSION EXPIRES: JAN. 26,2013

STATE OF TN

COUNTY OF ~~DAVIDSON~~ Williamson

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 $ 259,000.00, 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 3th day of November, 2009.

Notary Public

My commission expires:

9/15/2013

DEBRA A. HANAHAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

PROPERTY ADDRESS: 320 Old Hickory Boulevard
Unit 2701
Nashville, TN 37221

MAIL TAX NOTICES TO: Primacy Closing Corporation
6077 Primacy Parkway
Suite 300
Memphis, TN 38119

NAME AND ADDRESS OF PROPERTY OWNERS: Primacy Closing Corporation
6077 Primacy Parkway
Suite 300
Memphis, TN 38119

TAX PARCEL NO.: 128120A12200CO

Prepared By:

William N. Griffin, Jr., Atty
Griffin, Clift, Everton & Thornton, PLLC
6489 Quail Hollow Road, Ste 100
Memphis, TN 38120

Return To:

Lehman Title & Escrow, LLC
6 Cadillac Drive, Suite 190
Brentwood, TN 37027