WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$80,500.00**

Affiant

Subscribed and sworn to before me, this 15th day of July, 2011.

Notary Public

MY COMMISSION EXPIRES: 11-7-12
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20110043425 DEEDWARR
Recvd: 07/19/11 10:43 2 pgs
Fees:13.00 Taxes:297.85
20110719-0055098

M. CATHERINE RAGSDALE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Angela Ferris	SWBC Mortgage Corporation	108-08-O-E
(NAME)	(NAME)	(MAP)
1411 Quail Run	213 Overlook Circle Ste 213	004.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37214	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Harold W. Thompson, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Angela Ferris, unmarried**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit No. 4 of Lot 67, Quail Valley, a Condominium, a Horizontal Property Regime, located in Nashville, TN, as shown on the plat of Phase 6, Section Three, Quail Valley, Condominium apartments, recorded in Plat Book 5800, pages 127 and 128, said Register's Office, and described in a Master Deed recorded in Book 5884, page 534 and Book 5970, page 828, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Quail Valley, Condominium Apartments contained in the Master Deed recorded in Book 5884, page 534 and Book 5970, page 828, and By-Laws appended thereto, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Diane S. Thompson and husband, Harold W. Thompson, by deed dated July 17, 1998, from Joyce Allen, unmarried, of record in Book 11032, page 604, and further conveyed to Harold W. Thompson, by Quitclaim Deed dated March 17, 2004, from Diane S. Thompson, married, of record in Instrument No. 20040318-0031000, Register's Office for Davidson County, TN.

Subject property is not the principal residence of the Grantor.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 1411 Quail Run, Nashville, Tennessee 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 15th day of July, 2011.

Harold W. Thompson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Harold W. Thompson; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 15th day of July, 2011.

Notary Public

My Commission Expires: 7/6/2015

John M. Wells
State of Tennessee Notary Public
Davidson County