Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ralph C. Thompson Jill C. Thompson 7036 Oak Brook Terrace Brentwood, TN 37027	New Owner	181-10-0-A-118.00CO

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$224,900.00**

Affiant

BILL GARRETT, Davidson County
Trans:T20110073353 DEEDWARR
Recvd: 11/18/11 16:15 2 pgs
Fees:13.00 Taxes:832.13
20111118-0090683

Subscribed and sworn to before me, this the 18th day of November, 2011.

Notary Public

My Commission Expires: _____
(Affix Seal)

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **STS Property Group, LLC, a Tennessee limited liability company, ("Grantor"),** has bargained and sold, and does hereby bargain, sell, transfer and convey unto **Ralph C. Thompson and wife, Jill C. Thompson, ("Grantee"),** and Grantee's successors and assigns, certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, Being Lot Number 328 on the Final Plat Phase Three Autumn Oaks Subdivision, of record in Instrument No. 20031029-0159380, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to STS Property Group, LLC, a Tennessee limited liability company, by Trustee's Deed from Sam J. McAllester, III, Substitute Trustee, dated August 27, 2008, of record in Instrument No. 20080922-0096261, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Property taxes for the year 2012, a lien not yet due and payable. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is improved property located at: **7036 Oak Brook Terrace, Brentwood, TN 37027**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title, and interest thereto belonging to the Grantees. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as set forth herein.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warranty and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

WITNESS our hands on the **18th** day of **November, 2011**.

STS PROPERTY GROUP, LLC.,
a Tennessee limited liability company

By: _____
Ali Shahosseini, Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Ali Shahosseini**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Member** of **STS Property Group, LLC**, the within named bargainor, a limited liability company, and that he as such **Member**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as **Member**.

Witness my hand and Official Seal this the **18th** day of **November, 2011**.

_____
Notary Public

My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013