SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $93,000.00.

Affiant

Subscribed and sworn to before me this the 3rd day of August, 2012.

Notary Public

My Commission Expires: _____

MICHAEL CLEMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
November 3, 2015

THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
THE FRIDRICH BUILDING, FIRST FLOOR
2909 POSTON AVENUE
NASHVILLE, TN 37203
(615) 460-7478

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Carole Thompson Frank Thompson 6957 N Atkins Avenue Kansas City, MO 64152	SAME	092 05 0D 002.00CO

THIS SPECIAL WARRANTY DEED is made the 3rd day of August, 2012, by **CEDARSTONE BANK,** hereinafter "Grantor," to **CAROLE BOWE THOMPSON AND HUSBAND, FRANK THOMPSON,** hereinafter "Grantees".

WITNESS that Grantor, for good and valuable consideration, receipt of which is hereby acknowledged, sells, grants and conveys to Grantees all the real property located in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Unit No. B on the Plan of 928 33rd Avenue North Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Master Deed of 928 33rd Avenue North Townhomes, Horizontal Property Regime with Private Elements, of record in Instrument No. 20070917-0110883, as amended and reinstated by Instrument No. 20080828-0088257, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, 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 plan of 928 33rd Avenue North Townhomes, shown on Exhibit "A" to the Master Deed, of record in Instrument No. 20070917-0110883, for a more complete identification and description of said unit.

Being part of the same property conveyed to Corpus McShepard 928 LLC, a Tennessee limited liability company by Special Warranty Deed from Reliant Bank, of record in Instrument No. 20080828-0088259, Register's Office for Davidson County, Tennessee, dated August 27, 2008, and by Quitclaim Deed of record in Instrument No. 20080828-0088258, Register's Office for Davidson County, Tennessee, dated August 27, 2008.

Further being part of the same property conveyed to CedarStone Bank by Substitute Trustee's Deed from Robert Evans Lee, Substitute Trustee, of record in Instrument No. 20110330-0024284, Register's Office for Davidson County, Tennessee, dated March 23, 2011.

Davidson County DEEDWARRSP
Recvd: 08/03/12 15:01 3 pgs
Fees:18.00 Taxes:344.10
20120803-0069251

This property is also known as improved property located at: 928 A 33rd Ave North, Nashville, Tennessee.

TO HAVE AND TO HOLD the real property with all appurtenances, hereditaments, tenements, estate, title and interest thereto belonging to Grantees, their successors, heirs and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of the real property in fee simple, and Grantor has a good right to convey the real property; subject to the matters listed on the attached Exhibit A.

And Grantor further covenants with Grantees that Grantor, its successors and assigns, will warrant and forever defend the title to the real property to Grantees, their successors, heirs and/or assigns, as against all acts of the Grantor herein, and every person claiming by through and under Grantor, and no other.

Grantees hereunder accept title to the real property and any improvements thereon in an AS IS WHERE IS condition, and without representation or warranty from Grantor as to any matter whatsoever except as set forth herein, and by accepting this deed, Grantees represent and warrant that they have conducted their own due diligence with regard to the real property and matters of title related to the real property, and represent and warrant that they have not relied on any statement or action made by Grantor except as set forth herein. Without limiting the foregoing, GRANTOR DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

IN WITNESS WHEREOF, Grantor has set its hand and seal on this August 3, 2012.

GRANTOR:

CEDARSTONE BANK

By: Robert L. McDonald
Its: President and CEO

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **ROBERT L. MCDONALD**, 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 **President and CEO of CEDARSTONE BANK** and that he as such President and CEO, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President and CEO.

Witness my hand and official seal at Nashville, Tennessee, this 3 day of August, 2012.

NOTARY PUBLIC

JENNIFER F. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: My Notary Expires 06/29/2015

EXHIBIT "A"

1. Taxes for the year 2012 a lien, not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 421, Page 11, Register's Office for Davidson County, Tennessee.

3. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing 928 33rd Avenue North Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20070917-0110883, as amended and reinstated by Instrument No. 20080828-0088257, Register's Office for Davidson County, Tennessee.

4. Subject to all matters shown on the Plan of 928 33rd Avenue North Townhomes attached as Exhibit "A" to the aforementioned Master Deed.

5. By-Laws of 928 33rd Avenue North Townhomes Homeowners' Association, Inc., attached as Exhibit "B" to the aforementioned Master Deed.

6. Attorney's Certificate and Charter of 928 33rd Avenue North Townhomes Homeowners' Association, Inc., attached as Exhibit "C" to the aforementioned Master Deed.

7. Subject to rights of others in and to the common areas and/or elements.

CERTIFICATE OF AUTHENTICITY

I, Theresa Bradley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Theresa Bradley

Personally appeared before me, Michael Clemons, a notary public for this county and state, Theresa Bradley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

Commission expires: _____

MICHAEL CLEMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: November 3, 2015