THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25072-01-2006**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $155,000.00. Affiant Subscribed and sworn to before me this 31st day of January, 2006. Notary Public My Commission Expires:

BRENDA S. LANE NOTARY PUBLIC STATE OF TENNESSEE Exp. 5/23/06 JACKSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Jamie Galloway, Emily Galloway 218 Riverstone Court Nashville, TN 37214	**Send Tax Bills To:** ~~New owners~~GMAC Mortgage P.O. Box 4025 Coraopolis, PA 15108-6942	**Tax Information:** Map No.085.14-0A Parcel No. 218.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David A. Wade**, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jamie Galloway and wife, Emily Galloway** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 218 Riverstone Court, Nashville, TN 37214

Kristine Wade joins in this conveyance to convey any and all marital interest she may have in the above described property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of January, 2006.

David A. Wade

Kristine Wade

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **David A. Wade**, and **Kristine Wade** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 2006.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 02/02/06 15:53 2 pgs
Fees:13.00 Taxes:573.50

20060202-0013370

J. MICHAEL MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 25, 2009
STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 218 on the Plan of Phase One Riverstone Condominium, of record in Plat Book 6200, page 466, amended in Plat Book 6900, page 317, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Riverstone Condominium, a horizontal property regime established by Master Deed of record in Book 6998, page 839, restated in Book 7245, page 211, said Register's Office.

Being the same property conveyed to David A. Wade by Deed dated, December 23, 2002 from Gary K. Pickens, married of record in Instrument No. 20030102-0000228, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of Riverstone Condominium Homeowners Association, Inc. of record in Book 7120, page 707, amended in Book 7257, page 151 and in Book 9824, page 853, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Riverstone Condominium, of record in Book 6998, page 839, restated in Book 7245, page 211, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4786, page 789, and in Book 5166, page 820, Register's Office for Davidson County, Tennessee.