STATE OF TENNESSEE }
COUNTY OF Wilson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,900.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 3 DAY OF December 2007.

NOTARY PUBLIC

My Commission expires: 6/20/10

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015

CHEATHAM COUNTY STATE OF TENNESSEE NOTARY PUBLIC LEWIS BROKER MCCOY

Kevin L. Wallace and Dana L. Wallace, Husband and Wife

Address of New Owner	Send Tax Bills To:	Tax Information:
Brian J. Theriac 612 Hallbrook Court Hermitage, TN 37076	Same	098-05-0A-041

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, We, **Kevin L. Wallace and Dana L. Wallace, Husband and Wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do transfer and convey unto **Brian J. Theriac, a single person** hereinafter called the **Grantee**, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 154, on the Plan of Hampton Hall, Section 1, of record in Plat Book 9700, page 290 and 291, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Kevin L. Wallace and Dana L. Wallace, married, by deed from Ronald G. Jones and wife, Miriam Y. Jones, dated 10/28/2004 and recorded 10/29/2004 at Instrument Number 20041029-0129918, Register's Office of Davidson County, Tennessee.

This is improved property generally located:
612 Hallbrook Court, Hermitage, TN 37076

SUBJECT TO THE FOLLOWING:

1. 2007 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Easement, setbacks and all other matters shown on the Plan of Hampton Hall, Section 1, of record in Plat Book 9700, page 290 and 291, Register's Office for Davidson County.
3. Easement, setbacks and all other matters shown on the PUD Boundary, of record in Plat Book 9700, page 216, Register's Office for Davidson County.
4. Restrictive covenants recorded in Book 10278, page 257, and amended in Book 10301, page 184, and amended in Book 10444, page 460, and amended in Book 10640, page 947, Register's Office of Dickson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
5. Stormwater Detention Agreement of record at Book 10584, page 114, Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

Davidson County DEEDWARR
Recvd: 12/10/07 15:08 2 pgs
Fees:13.00 Taxes:654.53
20071210-0142594

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever. We do covenant with said Grantee that We are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out therein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee, his 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.

IN WITNESS WHEREOF, **Kevin L. Wallace and Dana L. Wallace, Husband and Wife,** have caused this instrument to be executed, this the 3rd day of December, 2007.

Kevin L. Wallace

Kevin L. Wallace

Dana L. Wallace

Dana L. Wallace

STATE OF TN
COUNTY OF Wilson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Kevin L. Wallace and Dana L. Wallace, Husband and Wife**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that they executed the within instrument for the purposes therein contained.

This the 3 day of December 2007.

My commission Expires: 10/28/10

NOTARY PUBLIC

