BILL GARRETT, Davidson County
Trans:T20090035610 DEEDWARR
Recvd: 05/29/09 16:24 2 pgs
Fees:13.00 Taxes:954.60
20090529-0049656

WARRANTY DEED

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 258,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2009

J. Brandon Miller
Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 7000 Executive Center Dr., Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Michelle Ormseth	Bank of America	Parcel ID:
913 Glenridge Lane	3011 Armory Drive, Ste. 120	142130B12800CO
Nashville, TN 37221	Nashville, TN 37204	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Stephen L. Wallace and wife, Delores A. Wallace

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Michelle Ormseth and Reid Ormseth, husband and wife

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 128 on the Plan of Resubdivision of Lots 114 through 130 & 131A, Riverside, Phase 3, of record in Instrument 20040108-0003094, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Stephen L. Wallace and Delores A. Wallace by deed from Brendan Farran and Nicole A. Neffgen Farran and Alfred Neffgen and Annina Neffgen, of record in Instrument 20080305-0022107, dated February 27, 2008, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 7185, Page 619; Book 7405, Page 780; and Instrument 20040419-0044162, Register's Office for said County

This conveyance is made subject to: (1) 2009 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20040108-0003094; and (3) Easement to Metro of record in Book 6972, Page 45; Easement for Greenway of record in Instrument 20041019-0125877; Drainage Easement of record in Book 7574, Page 645; Easement to Harpeth Valley Utilities of record in Book 6970, Page 275, 278, 281, and 284; Easement for Ingress and Egress of record in Book 7103, Page 48 and book 7215, Page 899; and Sewer Line Easement of record in Book 7489, Page 638; Book 7803, Page 642; and Book 10482, Page 708 and (4) Book 7829, Page 703 and Book 7400, Page 645 and rights of others in and to the common areas and/or elements, said Register's Office.

Power of Attorney of record in Instrument 20090529-0049656, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 913 Glenridge Lane, Nashville, TN 37221

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 our hands this 28th day of May, 2009.

Stephen L. Wallace By Pam Stowell
Stephen L. Wallace, signed by his
attorney-in-fact, Pam Stowell

Delores A. Wallace By Pam Stowell
Delores A. Wallace, signed by her
attorney-in-fact, Pam Stowell

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pam Stowell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Stephen L. Wallace and Delores A. Wallace as his/her/their Attorney in Fact as the free act and deed of the within named Stephen L. Wallace and Delores A. Wallace.

Witness my hand and official seal at Brentwood, Tennessee the 28th day of May, 2009.

My Commission Expires: 11/7/10

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.