RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 244467
(Davidson County File No. 0-B)

BILL GARRETT, Davidson County
Trans:T20100026814 DEEDWARR
Recvd: 05/05/10 13:54 2 pgs
Fees:13.00 Taxes:686.35
20100505-0034115

DANIEL HEARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $185,500.00

Affiant

Subscribed and sworn to before me, this 30th day of April, 2010.

Notary Public

My commission expires: 9/18/2012

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kristin N. Whalley **Kenneth Ryan Payne**	Regions Bank dba Regions Mtg	**Map 171, Group 02-0-A, Parcel 083.00CO**
259 Glenstone Circle, Unit 83	2050 Parkway Office Circle	
Brentwood, TN 37027	Birmingham, AL 35244	

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 ACKNOWLEDGE, WE,

David A. Dahlroos, IV, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kristin N. Whalley and Kenneth Ryan Payne, both unmarried, joint tenants with rights of survivorship

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:

Land in Davidson County, Tennessee, being Unit No. 83 on the plan of Phase 3-B, Brentwood Villa Condominium, of record in Plat Book 6900, page 329, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Brentwood Villa Condominium, a horizontal property regime established by Master Deed of record in Book 6923, page 943, as amended in Book 7035, page 115; Book 7101, page 730, as re-recorded in Book 7143, page 18; Book 7266, page 84; Book 7423, page 574 and the By-Laws of record in Book 6923, page 986, as amended in Book 7423, page 567 and Book 8074, page 564, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to David A. Dahlroos, IV, unmarried, by Warranty Deed, from Lawrence B. Mulloy and wife, Carol W. Mulloy, of record in Instrument No. 20050228-0021862, Dated February 28, 2005, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6900, page 329, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary of record in Plat Book 6900, page 4, Register's Office for DAVIDSON County, Tennessee.
Water Main Easement of record in Book5155, page 164, Book 8127, page 802, Book 8217, page 782 and Book 8128, page 17, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 6385, page 814, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association of record in Book 6936, page 895, amended in Book 7998, page 249 and Book 8267, page 270, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 8127, page 666, Register's Office for DAVIDSON County, Tennessee.

Master Deed of record in Book 6923, page 943, amended in Book 7035, page 115, Book 7101, page 730, Book 7143, page 18, book 7266, page 84 and book 7423, page 574, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Book 6923, page 986, amended in Book 7423, page 567 and Book 8074, page 564, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to the flow of any creeks, streams or branches across subject property.
Water (Riparian Rights) Rights of the upper and lower riparian owners to the free and unobstructed flow of the water of any rivers, creeks or streams without diminution or pollution and the consequence of any past or future change in the location of any rivers, creeks or streams.
Riparian rights incident to premises:
Rights of the upper and lower riparian owners in and to the waters of crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 259 Glenstone Circle, Unit 83, Brentwood, TN 37027.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 30th day of April, 2010.

David A. Dahlroos, IV

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, David A. Dahlroos, IV , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2010.

Notary Public

My Commission Expires: 9/18/2012

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **100312DH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027