File No. 210100044

WARRANTY DEED

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Susie Groom
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF OCTOBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 9-2-2013
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/04/10 13:21 3 pgs
Fees:18.00 Taxes:506.90
20101104-0088587

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

MORGAN SULCER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia L. Wallace	Same as new owner	064120D00300CO
(NAME) 4779 Andrew Jackson Pkwy. 201	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Alejandro A. Rivas and wife, Beverly A. Rivas**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Cynthia L. Wallace and Lee C. Wallace, Joint Individuals**, hereinafter called the grantee(s), 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 201, together with the appurtenant interest in the common elements of Hermitage Medical Park, a Horizontal Property Regime established by Master Deed, of record in Book 7438, page 30, amended in Book 7448, page 282, Book 7781, page 784 and Instrument No. 20080908-0091953, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of Revised Fox Run Office Village of record in Plat Book 6200, Page 532, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to ALEJANDRO A. RIVAS AND WIFE, BEVERLY A. RIVAS by Deed from ADVENTIST HEALTH SYSTEM/SUNBELT INC, dated and filed for record on 02/28/1989 in Book 7781, Page 788, Register's Office for DAVIDSON County, Tennessee.

All matters as set forth per Book 6200, Page 532, said Register's Office.

Master Deed of record in Book 7438, Page 30 and amended in Book 7448, Page 282, Book 7781, Page 784 and Instrument No. 20080908-0091953, said Register's Office.

Easement of record in Book 4910, Page 838, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as 4779 Andrew Jackson Pkwy. 201, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), THEIR heirs and assigns, against the lawful claims of all

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 GRANTEE(S), 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 hands this 28th day of October, 2010.

Alejandro A. Rivas

Beverly A. Rivas

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Alejandro A. Rivas and wife, Beverly A. Rivas the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 28th day of October, 2010.

Commission expires: 9.2.2013

Notary Public

File Number: 210100044

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

CERTIFICATE OF AUTHENTICITY

I, Kimie Perry, 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.

Kimie Perry
Attorney or Custodian

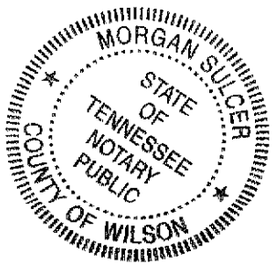
Cumberland Title

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Kimie Perry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Morgan Sulcer
Notary Public

(SEAL)



My Commission Expires: 9/2/2013