NEW OWNER:

Patrick & Stacie Wall
912 Rodney Drive
Nashville, TN 37205

SEND TAX BILLS TO:
NEW OWNER

Map 115
Group 01-0
Parcel 023.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
125 North Castle Heights Ave, Ste. B
Lebanon, TN 37087
FILE NO: 10-0580

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20110003976 DEEDWARR
Recvd: 01/20/11 09:33 3 pgs
Fees:18.00 Taxes:629.00
20110120-0005458

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Seventy Thousand and 00/100 Dollars ($170,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ANNE W. RICHARDSON,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **PATRICK WALL AND WIFE, STACIE WALL** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Being Lot No. 4 on the Plan of Glennwood, Section II, as of record in book 2854, page 18, Register's Office fro said County.

Said lot No. 4 fronts 189 feet on the easterly side of Rodney Drive and runs back between lines 226.2 feet on the northerly side and 217.4 feet on the southerly side to a line in the rear, measuring 204.1 feet thereon.

Being the same property conveyed to Paul W. Richardson and wife Anne W. Richardson, by Installment Deed from Robert Lee Jackson and wife Dorothy R. Jackson, dated November 4, 1974 and of record in Record Book 4865, Page 826, Registers Office for Davidson County, TN. Paul W. Richardson died on February 1, 2001, leaving Anne W. Richardson the fee simple owner of the subject property. Further Reference an Affidavit of Inheritance dated January 4th, 2011, of record at Instrument# 20110120000545 Register's Office of said County.

This is IMPROVED property known as 912 Rodney Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 4th day of January, 2011.

Anne W. Richardson
ANNE W. RICHARDSON

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **ANNE W. RICHARDSON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument.

WITNESS my hand and official seal at office this 4th day of January, 2011.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$170,000.00** .

Patrick J Wall

AFFIANT

Sworn to and subscribed to before me this 4th day of January, 2011.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY