WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

Subscribed and sworn to before me, this 4th DAY OF March, 2011.

Notary Public

MY COMMISSION EXPIRES: November 28, 2011

(AFFIX SEAL)

DYANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

R-VRES-11-1506

THIS INSTRUMENT WAS PREPARED BY:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul H. Dent	Wells Fargo Bank,N.A.	
1506 Woodmont Blvd (ADDRESS)	2701 Wells Fargo Way (ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Minneapolis, MN 55467 (CITY) (STATE) (ZIP)	117-12-58.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we ANDREW DESRUISSEAU AND WIFE, SANDRA L. TORRENTE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PAUL H. DENT , A SINGLE PERSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 4, BLOCK A, PLAN OF CLAIRMONT SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 974, PAGE 8, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ANDREW DESRUISSEAU AND WIFE, SANDRA L. TORRENTE BY WARRANTY DEED FROM STEVEN C. ROBINSON AND CHRISTINE G. COOPER NOW ROBINSON, RECORDED ON THE 16TH DAY OF JULY, 2004 IN INSTRUMENT NO. 20040716-0085265, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 974, PAGE 8; BOOK 3966, PAGE 171; BOOK 1151, PAGE 430; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1506 Woodmont Blvd, Nashville, Tennessee 37215
(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 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.

BILL GARRETT, Davidson County
Trans:T20110014415 DEEDWARR
Recvd: 03/10/11 09:58 2 pgs
Fees:13.00 Taxes:1295.00
20110310-0019118

Witness my/our hand(s) this 4th day of March, 2011.

Andrew Desruisseau

Sandra L. Torrente

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrew Desruisseau and Sandra L. Torrente, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal, this the 4th day of March, 2011.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903