WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110023604 DEEDWARR
Recvd: 04/21/11 11:24 2 pgs
Fees:13.00 Taxes:1039.70
20110421-0030824

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 281,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 2011

Notary Public:

MY COMMISSION EXPIRES: 7-29-13
(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Christopher F. Palombo	Triad Bank	Parcel ID:
7505 Woodstream Drive	10375 Clayton Rd.	126160A31000CO
Nashville, TN 37221	St. Louis, MO 63131	

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

Stacy Z. Walsh and husband, Brian J. Walsh

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

Christopher F. Palombo and wife, Nancy A.M. Palombo

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. 227, on the Plan of Final Plat of Riverwalk, Phase 2C, of record in Instrument 20040130-0011799, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Stacy Z. Walsh and husband, Brian J. Walsh by deed from The Jones Company of Tennessee, L.L.C., of record in Instrument 20060615-0071456, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20011105-0121083, amended in Instrument 20020424-0050565; Instrument 20040430-0049313; Instrument 20040506-0051985; Instrument 20050308-0025001; Instrument 20060320-0031638, said Register's Office.

This conveyance is made subject to: (1) 2011 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20040130-0011799, said Register's Office; (3) PUD Boundary of record in Instrument 20011024-0115969, said Register's Office; (4) Easement and Rights to Nashville, Chattanooga, & St. Louis Railway of record in Book 513, Page 396, said Register's Office; (5) Easement to Tennessee Electric Power Co. of record in Book 751, Page 375 and Book 787, Page 7, said Register's Office; (6) Easements to TVA of record in Book 4205, Page 194; Book 4226, Page 715; and Book 4257, Page 647, said Register's Office; (7) Easement to Harpeth Valley Utility District of record in Book 7526, Pages 315, 318 and 324, said Register's Office; (8) Landscape Agreement of record in Instrument 20010919-0101280, said Register's Office; (9) Storm Water Detention Agreement of record in Instrument 20021119-0143687, and Instrument 20010919-0101279, said Register's Office; (10) Charter Right-of-Way CSX Transportation Railroad; (11) Public Utilities Easement of record in Instrument 20021125-0145984, said Register's Office.

Power of Attorney of record in Instrument 20110421-0030823, 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 7505 Woodstream Drive, 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 20th day of April, 2011.

Stacy Z. Walsh by Catherine Mitchell atty in fact
Stacy Z. Walsh

Brian J. Walsh by Catherine Mitchell atty in fact
Brian J. Walsh

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Catherine Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Stacy Z. Walsh and Brian J. Walsh as his/her/their Attorney in Fact as the free act and deed of the within named Stacy Z. Walsh and Brian J. Walsh.

Witness my hand and official seal at Nashville, Tennessee the 20th day of April, 2011.

My Commission Expires: 11/7/12

Notary Public

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