(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00

Affiant

Subscribed and sworn to before me, this 6th day of May, 2011

Notary Public

MY COMMISSION EXPIRES: 07-06-13
(AFFIX SEAL)

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20110027768 DEEDWARR
Recvd: 05/10/11 09:42 2 pgs
Fees:13.00 Taxes:725.20
20110510-0035756

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claire N. Wallace	SunTrust Mortgage Inc.	093-02-4A
(NAME)	(NAME)	(MAP)
178 2nd Avenue North #408	401 Commerce Street, Suite 6100	408.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37201	Nashville, TN 37219	
(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 consideration, the receipt of which is hereby acknowledged, I/we, Derrick Scott Dennis and spouse, Andrea Dennis, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Claire N. Wallace, unmarried, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit No. 408 of The Quarters Condominiums, a Horizontal Property Regime, located in Nashville, TN, as shown on Exhibit "D" to the Master Deed of The Quarters Condominiums, recorded in Instrument No. 20050902-0106149, said Register's Office, and described in a Master Deed recorded in Instrument No. 20050920-0106149, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of The Quarters Condominiums, contained in the Master Deed recorded in Instrument No. 20050920-0106149, and By-Laws appended thereto, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Derrick Scott Dennis and Perry S. Dennis, by deed from 178 2nd Avenue North, LLC, a Georgia limited liability company, of record in Instrument No. 20060424-0046668, and further conveyed to Derrick Scott Dennis and wife, Andrea Dennis, by Quitclaim Deed from Perry Dennis and Derrick Scott Dennis, of record in Instrument No. 20080514-0049529, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 178 2nd Avenue North #408, Nashville, Tennessee 37201

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 my/our hand(s) this 6th day of May, 2011.

Derrick Scott Dennis

Andrea Dennis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Derrick Scott Dennis and Andrrea Dennis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 6th day of May, 2011.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 7-5-2011