(1)

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***162,000.00.

Stephanie Kelly
Affiant

Subscribed and sworn to before me this 26 day of May, 2011.

Notary Public

My Commission Expires: 8.20.13

BILL GARRETT, Davidson County
Trans:T20110032044 DEEDWARR
Recvd: 05/31/11 11:12 2 pgs
Fees:13.00 Taxes:599.40
20110531-0041196

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Gavin K. Wallace 1112 General George Patton Road Nashville, Tennessee 37221	Avenue Bank 111 10th Ave. S #400 Nashville, TN 37203	MAP 142-09-0 D PARCEL 156.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Two Thousand and 00/100 Dollars ($***162,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Stephanie Kelly, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Gavin K. Wallace, unmarried, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 1112 together with the Carport designated No. 1112-C of River Plantation Condominium Apartments, Section Six, Phase One, of record in Plat Book 5200, pages 359 and 360, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of River Plantation Condominiums of record in Book 5794, page 526, amended in Instrument no. 20050504-0050172 in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set for in said Master Deed.

BEING the same property conveyed to Stephanie Kelly by Special Warranty Deed dated April 12, 2005, from Chase Manhattan Mortgage Corporation of record as Instrument No. 20050427-0047039 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1112 General George Patton Road, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, his heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of River Plantation Condominium Apartments, Section Six, Phase One, of record in Book 5200, pages 359 and 360, and Master Deed of record in Book 5794, page 526, amended in Instrument No. 20050504-0050172 in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 26 day of May, 2011.

Stephanie Kelly

Stephanie Kelly

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 Stephanie Kelly, the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal this 26 day of May, 2011.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY