Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Return TO:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

39-B
File #11-1110

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William K. Rusak, and M. Vera Rusak**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John M. Wallick, and Sandra M. Wallick, husband and wife as joint tenants, with rights of survivorship** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Unit 1303 on Exhibit "D" of the Master Deed of Belmont Park Court I Town Homes of Record in Instrument No. 20051229-0156440 in the Register's Office of Davidson County, Tennessee, together with the appurtenant interest in the common elements of Belmont Park Court I Town Homes a horizontal property regime established by said Master Deed. Being further described as part of Lot No. 50, on the plan of Seven Hills, Section 1, as shown on Plat of record in Plat Book 2133, Page 81 and 82, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed William K. Rusak and wife, M. Vera Rusak by Warranty Deed, dated June 23, 2006, recorded in Instrument No. 20060628-0077138, Register's Office of Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1303 Belmont Park Court, Nashville TN, 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 15th day of June, 2011.

William K. Rusak by Clark M. Spoden,
Attorney -In-Fact

M. Vera Rusak by Clark M. Spoden,
Attorney-In-Fact

BILL GARRETT, Davidson County
Trans:T20110037270 DEEDWARR
Recvd: 06/22/11 09:29 2 pgs
Fees:13.00 Taxes:2201.50
20110622-0047729

State of Tennessee)
County of Davidson)

On this 15th day of June, 2011, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Clark M. Spoden, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of William K. Rusak and M. Vera Rusak acknowledged that such person executed the same as the free act and deed of William K. Rusak and M. Vera Rusak.

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO.

Notary Public

My Commission Expires: 7-8-13

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 595,000.00.

Affiant

Sworn and subscribed before me on this the 15th day of June, 2011.

Notary Public

My Commission Expires: 7.3.12

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
John M. Wallick	Primary Residential Mortgage, Inc.	131-11-19.00
Sandra M. Wallick	4750 W Wiley Post Way, Suite 200	
1303 Belmont Park Court	Salt Lake City, UT 84116	
Nashville, TN 37215		