WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110042038 DEEDWARR
Recvd: 07/13/11 08:55 2 pgs
Fees:13.00 Taxes:2697.30
20110713-0053436

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $729,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JULY, 2011.

Notary Public

MY COMMISSION EXPIRES: 5-20-14

(AFFIX SEAL)

RAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 1720 West End Avenue, Suite 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kella Stephenson, Trustee	The Kella Stephenson Company	130-08-0-077.00
(NAME)	(NAME)	
P.O. Box 158484	P.O. Box 158484	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Wallace Lane Partners One, a Tennessee general partnership, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kella Stephenson, Trustee of The 4320 Wallace Lane Trust, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A on the Plan of 4320 Wallace Lane Townhomes, 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 and By-Laws of record as Instrument No. 20100607-0043993 and amended as Instrument No. 20110222-0014467 and amended as Instrument No. 20110713005343S, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of 4320 Wallace Lane Townhomes as shown as an attachment to Exhibit "B" of the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to A/E CONSTRUCTION, INC., A TENNESSEE CORPORATION, by deed from VANE WHEELER, AN UNMARRIED INDIVIDUAL, of record as Instrument No. 20100607-0043992, dated June 4, 2010, said Register's Office. Being furthered conveyed to WALLACE LANE PARTNERS ONE, A TENNESSEE GENERAL PARTNERSHIP, by Quitclaim Deed form A/E CONSTRUCTION, INC., A TENNESSEE CORPORATION, of record as Instrument No. 20100607-0043994, dated June 4, 2010, said Register's Office.

This conveyance is subject to: 2011 property taxes which are a lien, but not yet due and payable; all matters appearing on the Plan of 4320 Wallace Lane Townhomes, 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 and By-Laws of record as Instrument No. 20100607-0043993 and amended as Instrument No. 20110222-0014467, of record in said Register's Office; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 4320 Wallace Lane, Nashville, TN 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 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 8th day of July, 2011.

Wallace Lane Partners One

By: Adam J. Epstein
Its: Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Adam J. Epstein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Wallace Lane Partners One, a Tennessee general partnership, to be the person who executed the foregoing instrument on behalf of Wallace Lane Partners One, a Tennessee general partnership and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this 8th day of July, 2011.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/20/14