| THIS INSTRUMENT PREPARED BY:<br>**Mudter & Patterson**<br>**An Association of Attorneys**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 30546-04-2012**<br>File Box 9-B | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $186,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 30th day of April, 2012.<br><br>Notary Public<br><br>My Commission Expires: |
|---|---|

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

# WARRANTY DEED

| **Address New Owner:**<br>Jack Wallace, Elizabeth Wallace<br>1210-A Kirkwood Avenue<br>Nashville, TN 37212 | **Send Tax Bills To:**<br>New Owner | **Tax Information:**<br>Map and Parcel No.:<br>118 010 M 00100 CO |
|---|---|---|

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sarah Barnes Baltz, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jack Wallace and wife, Elizabeth Wallace**** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

**Elizabeth Hunt Wallace, a married woman

This is improved property located at 1210-A Kirkwood Avenue, Nashville, TN 37212

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

This is not now, nor has it ever been the marital principal residence of the Grantor herein.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 30th day of April, 2012.

Sarah Barnes Baltz

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Sarah Barnes Baltz**, 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, at office, this 30th day of April, 2012.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans:T20120031997 DEEDWARR
Recvd: 05/02/12 09:45 2 pgs
Fees:13.00 Taxes:688.20

20120502-0037436

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of Kirkwood Place, a horizontal property regime with private elements established by Declaration in Instrument No. 20091119-0106748, and amended in Instrument No. 20091130-0109011, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "C" to the aforementioned Declaration, and being located on Lot No. 82 on the Plan of Victoria Place, of record in Plat Book 332, page 10, Register's Office for Davidson County, Tennessee.

Bieng the same property conveyed to Sarah Barnes by deed dated November 25, 2009, from Renee Leymon, an unmarried woman, and Justin Rogers, a married man, of record in Instrument No. 20091130-0109012, Register's Office for Davidson County, Tennessee. Sarah Barnes having since married and now being known as Sarah Barnes Baltz.

This conveyance is made subject to:

1. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Kirkwood Place, of record in Instrument No. 20091119-0106748, amended in Instrument No. 20091130-0109011, Register's Office for Davidson County, Tennessee.
2. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
3. All matters appearing on the Plan of record as Book 332, page 10, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Kirkwood Place Owners Association, Inc. of record in Instrument No. 20091218-0115413, Register's Office for Davidson County, Tennessee.