BILL GARRETT, Davidson County
Trans:T20120068823 DEEDWARR
Recvd: 09/13/12 09:10 2 pgs
Fees:13.00 Taxes:777.00
20120913-0083008

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way, Suite 130
Brentwood, Tennessee 37027

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Wilson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of September, 2012. NOTARY PUBLIC My commission expires: 12-23-14

JESSICA KIMBRO
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT PREPARERD BY: Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027		
ADDRESS NEW OWNER: Thomas Rundle Wallace & Susan J. Wallace 1901 Nancy Beth Drive Madison, TN 37115	SEND TAX BILLS TO: QR Lending 555 Zor Shrine Pl. Ste 100 Madison, WI 53719	MAP-PARCEL NUMBERS 034-07-0A-147.00-CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Ten Thousand and 00/100 Dollars ($210,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **ROBERT M. HARTMANN AND WIFE, ANN R. HARTMANN**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **THOMAS RUNDLE WALLACE AND WIFE, SUSAN J. WALLACE, AS TENANTS BY THE ENTIRETY**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Subdivision Plat of Harbor Village, Phase III, as shown of record in Instrument No. 20050331-0034862, as amended by Surveyor's Certificate of Correction of record as Instrument No. 20050406-0038091, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Robert M. Hartmann and wife, Ann R. Hartmann, by Warranty Deed from Michael S. Dimente, unmarried, dated 5/29/2009, recorded 6/4/2009, of record in Instrument No. 20090604-0052009, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 1901 Nancy Beth Drive, Madison, TN 37115.

This conveyance is made subject to all matters as shown on plat of record in Instrument No. 20050331-0034862, as amended by Surveyor's Certificate of Correction of record as Instrument No. 20050406-0038091, of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2012 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 4th day of September, 2012.

Robert M. Hartmann
ROBERT M. HARTMANN

Ann R. Hartmann
ANN R. HARTMANN

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Robert Hartmann and Ann Hartmann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 4th day of September, 2012.

Leslie Garside
Notary Public

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Leslie Garside
Printed Notary Name

My commission expires: 12/23/2014