381-184

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/09/08 11:12 2 pgs
Fees:13.00 Taxes:832.50
20080609-0058897

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $225,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF MAY, 2008.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES JULY 19, 2008

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 08-02675 GERTH CIP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
David J. B. Gerth, Sr.	same David J.B. Gerth Sr.	143-06-0C-00300 CO
941 Harpeth Trace	941 Harpeth Trace	
Nashville, TN 37221	Nashville TN 37221	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOHN W. ALLEN, A MARRIED MAN,*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

DAVID J. B. GERTH, SR., XXXXXXXXXXXXXXXXXX

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 941 Harpeth Trace, Nashville, TN 37221

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 my hand on the 30th day of May, 2008.

John W. Allen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, JOHN W. ALLEN, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of May, 2008.

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES JULY 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

A condominium apartment in Davidson County, Tennessee, being Unit No 3A of Wood Valley Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" Master Deed of record in Book 7382, page 189, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limit common elements of the Condominium.

This Conveyance May be Subject to the Following:

1) Master Deed of record in Book 7382, page 189, Register's Office for said County.

2) HOA Charter of record in Book 7382, page 184, Register's Office for said County.

3) Restrictions of record in Book 5380, page 357 and Supplemented in Book 6094, page 718, Register's Office for said County

4) Utility Easement of record in Book 6407, page 891, Register's Office for said County.

Being the same property conveyed to John W. Allen, an unmarried man by Warranty Deed from Andrew B. Thomson and wife, Joanna R. Thomson dated July 28, 2005 of record in Instrument No 20050801-0089587, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL ZONING REGULATION, BUILDING RESTRICTION AND SETBACK LINES, IF ANY, AND EASEMENTS AND RIGHTS FOR PUBLIC UTILITIES APPLICABLE TO THIS PROPERTY; AND TAXES, FOR THE CURRENT YEAR WHICH IF PRORATED HAVE BEEN ASSUMED BY THE GRANTEE(S) HEREIN.

* THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR'S SPOUSE COURTNEY ALLEN.