Davidson County DEEDWARR Recvd: 07/08/08 10:34 2 pgs Fees:13.00 Taxes:3087.65 20080708-0070083	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$834,500.00.** Affiant Subscribed and sworn to before me, this the 24th day of June, 2008. Notary Public My commission expires: July 24, 2008 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Valley View Partners, LLC	SAME	**104-01-0 422.00**
		104-01-0 423.00 104-01-0 424.00
509 Clematis Drive		104-01-0 425.00
		104-010~~X~~ 426.00 104-01-0 427.00
Nashville, TN 37205		

FOR AND IN 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 ACKNOWLEDGE, WE,

Kevin McGinn and Tim Wilson

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

Valley View Partners, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR 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, TN, being Lot Nos. 1,2,3,4,5 & 6, on the Plan of Section Five, Valley View Subdivision, of record in Plat Book 3842, Page 3, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kevin McGinn and Tim Wilson by deed dated December 2, 2004, from Redbud Properties, a Tennessee general partnership, of record in Instrument No. 20041206-0144755, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2008 and subsequent years, easements, and restrictions of record if any.

This is improved (____) Unimproved (____) property, known as **263, 265, 267, 269, 271 38th Avenue S, Nashville, TN 37209, commonly known as part of 273 38th Avenue S, Nashville, TN 37209.**

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, his heirs and assigns, forever,; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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 my/our hand(s) this 24th day of June, 2008.

Kevin McGinn

Tim R. Wilson

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 **Kevin McGinn and Tim R. Wilson,** the bargainor(s) 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 official seal, at Brentwood, Tennessee on this **24th** day of **June, 2008.**

Robin S Edwards
Notary Public

My Commission Expires: 2/26/2011

