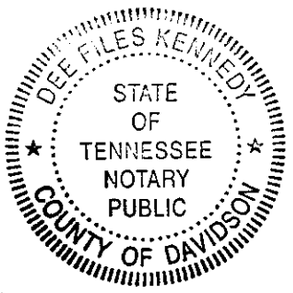
WARRANTY DEED



State of Tennessee)
County of Davidson)

08-11-014-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th day of October, 2009

Notary Public

My Commission Expires: 01/03/11 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
BLUE HERON HOLDINGS, LLC	" NEW OWNER "	94-9
(NAME) P.O. Box 1262	(NAME)	78.00
(ADDRESS) Franklin, TN 37065	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **W. P. BALLARD & COMPANY, INC., AN ALABAMA CORPORATION**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BLUE HERON HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), its successors 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 Lot No. 7, as shown on the Plan of Re-Subdivision of Lots Nos. 6 & 7 (as shown on the Plan of Visco Industrial Subdivision, Section One, of record in Book 3700, Page 21, Register's Office for Davidson County, Tennessee) of Visco Industrial Subdivision, Section One, of record in Book 3842, Page 123, said Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID Lot No. 7 fronts 100.0 feet on the westerly side of Visco Court and runs back between parallel lines 190.0 feet to a line on the rear on which it measures 100.00 feet.

BEING the same property conveyed to W. P. BALLARD & COMPANY, INC., AN ALABAMA CORPORATION, by Deed from VINE STREET REALTY COMPANY, dated May 26, 1967, of record in Book 4135, Page 653, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; ***and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.***

Davidson County DEEDWARR
Recvd: 10/30/09 12:10 2 pgs
Fees:13.00 Taxes:399.60
20091030-0100335

BEING unimproved ☐
Improved ☒ property known as: **71 Visco Court, Nashville, TN, 37210.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 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 WHEREOF, its hands, this 29th day of October, 2009

W. P. BALLARD & COMPANY, INC.,
AN ALABAMA CORPORATION

By: John H. Beeler Jr.
JOHN H. BEELER, JR., PRESIDENT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **JOHN H. BEELER, JR.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the PRESIDENT of **W. P. BALLARD & COMPANY, INC., AN ALABAMA CORPORATION,** the within named bargainor(s), and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at Jefferson, Alabama, this 29th day of October, 2009.

My Commission Expires: 2/21/13

Linda B Pattillo
Notary Public



I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dee Files Kennedy

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Dee Files Kennedy who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/03/11

Notary Public

