Davidson County DEEDWARR
Recvd: 04/23/10 13:06 3 pgs
Fees:18.00 Taxes:1542.90
20100423-0030827

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Genevieve Herron and
Charles R. Herron
207-29th Avenue, North
Nashville, TN 37203

SEND TAX BILL:
New Owner

MAP AND PARCEL:
104 02 0
268.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **207 29th Avenue North Partnership, a Tennessee general partnership** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Genevieve Herron and Charles R. Herron, wife and husband** ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of W.W. Crandall's Subdivision of Lot No. 39, Boyd's Cockrill Spring Plan of record in Plat Book 161, Page 102, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to 207 29th Avenue North Partnership by deed from Gerald N. Valentino and Renee S. Denney of record as Instrument No. 20031119-0168986, in the Register's Office for Davidson County, Tennessee, dated November 18, 2003.
>
> This conveyance is made subject to: (1) real estate taxes for the current year, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises.

This is improved property known as 207 29th Ave North, Nashville, TN 37203.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind itself, its heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 23 day of April, 2010.

207 29th Avenue North Partnership

BY: _____
William G. Wallis, Jr., Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared William G. Wallis, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Partner of 207 29th Avenue North Partnership, the within named bargainor, a Tennessee general partnership, and that he as such Managing Partner executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by himself as Managing Partner.

Witness my hand and official seal this 23 day of April, 2010.

_____
Notary Public

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Comm. Expires July 5, 2011

My Commission Expires: 7/5/11

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $417,000.00.

Genevieve Hunn
AFFIANT

Subscribed and sworn to before me
this 23 day of April, 2010.

_____
NOTARY PUBLIC

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 2/24/13

I, Andrew B. Gibson, Jr., 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 to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Andrew B. Gibson, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9/3/2012

Notary's Seal

