This Instrument Prepared By:
Harpeth Title, LLC
109 Westpark Drive, Suite 150
Brentwood, TN 37027
H010151

BILL GARRETT, Davidson County
Trans:T20100040404 DEEDWARR
Recvd: 07/01/10 14:15 2 pgs
Fees:13.00 Taxes:471.75
20100701-0051709

Send Tax Bills To:
Regions Bank d/b/a Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244

New Owner is:
Ronald G. Combs
1901 18th Ave S. Unit 207
Nashville, TN 37203

MAP: 104-12-0A

PARCEL: 020.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Heather Renee Bobb**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Ronald G. Combs and Hannah J. Combs,*** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

*husband and wife

Improved Property Known As: **1901 18th Ave S. Unit 207, Nashville, TN 37203**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Unit 207M, of Magnolia Wedgewood Condominium, created under Title 66, Chapter 27, Sections 101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6258, page 718, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Magnolia Wedgewood Condominium set forth in Exhibit A-2 of Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Heather Renee Bobb by Court Order (Docket No. 08-1753 filed 1/30/09 in Eighth Circuit Court of Davidson County, Tennessee) divesting property out of John Brandon Bobb and wife, Heather R. Bobb, in solely in Heather Renee Bobb, recorded 4/14/09 in Instrument Number 20090414-0033952; and by Quitclaim Deed to Heather Renee Bobb from John Brandon Bobb being recorded simultaneously herewith in Instrument Number 20100701-0051708, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

HRB

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and

possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 25 day of June, 2010.

GRANTOR(S):

Heather Renee Bobb

HEATHER RENEE BOBB

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Heather Renee Bobb**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 25 day of June, 2010.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$127,500.00**.

AFFIANT

SWORN TO and subscribed before me this 25 day of June, 2010.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My commission expires: _____