Record 2

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/27/05 15:48 2 pgs
Fees:13.00 Taxes:351.50
20050927-0116158

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$95,000.00.**

Affiant

Subscribed and sworn to before me this 26th day of September, 2005

Notary Public
My Commission expires: 3/3/06

ANDREW H. MALONE NOTARY PUBLIC TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Maria Montes	SAME	121 -04-0-A-008.00 CO
508 Williamsburg Drive		
Nashville, TN 37214		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Melissa D. Limbaugh, now known as Melissa Hartung, and James D. Hartung**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Maria Montes, an unmarried woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A certain condominium unit located in Davidson County, Tennessee, being Unit 508 on the Plan of Phase 1 of Williamsburg Condominiums, as of record in Book 6900, page 193, Register's Office for Davidson County, Tennessee.

Together with an undivided interest in the common elements as set forth in the Master Deed of record in Book 7114, page 443, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Melissa D. Limbaugh, unmarried, by deed from Julie Ann Meeks, unmarried, on March 31, 2000, of record in Instrument Number 20000405-0034420, Register's Office for Davidson County, Tennessee. The said Melissa D. Limbaugh is now married and known as Melissa Hartung. The said James D. Hartung hereby joins in this conveyance to convey any and all interest that he may have in said property, particularly and marital interest.

The property is subject to the following:

- Taxes and assessments for the year 2005 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 121-04-0-A-008.00CO.
- Subject to all matters as shown on the Plan of record in Book 6900, page 193, Register's Office Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 7185, page 930, Register's Office Davidson County, Tennessee.
- Master Deed of record in Book 7114, page 443, Register's Office Davidson County, Tennessee.

This is improved property known as: **508 Williamsburg Drive, Nashville, TN 37214**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this September 26, 2005.

James D. Hartung

BY: James D. Hartung
Melissa Hartung, Attorney-in-fact
By Melissa Hartung, Attorney-in-fact

Melissa Hartung
Melissa Hartung

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Melissa Hartung,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my Hand and Official Seal at office this September 26, 2005

My commission expires 8/20/06

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Melissa Hartung**, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **James D. Hartung**, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **James D. Hartung**, the bargainor(s), by the said **Melissa Hartung**, as Attorney-in-Fact.

WITNESS my hand and seal, this 26th day of September, 2005.

NOTARY PUBLIC My Commission Expires: 8/20/06