Davidson County DEEDWARR
Recvd: 06/22/06 13:35 2 pgs
Fees:13.00 Taxes:1100.75
20060622-0074669

BOX 10-A

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

ADDRESS NEW OWNER:
Megan Dunphy
215 Cheswick Court
Nashville, TN 37215

SEND TAX BILL:
Countrywide Home Loans
3011 Armory Drive
Nashville, TN 37204

MORTGAGEE:

MAP AND PARCEL:
Map 131-05-0
Parcel 215

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, **Kimberly A. Condra Luedtke, f/k/a Kimberly A. Condra**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Megan Dunphy, unmarried**, ("Grantee"), her 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, Tennessee, being Unit No. 215, together with the appurtenant interest in the common elements of The Hillsborough Condominiums, a horizontal property regime established by Master Deed of record in Book Book 6822, page 721, Register's Office for said County, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed, and being located on Lot No. 1 on the Plan of The Hillsborough, as of record in Plat Book 6250, page 699, said Register's Office.
>
> Being the same property conveyed to Kimberly A Condra by deed from Collin H. Hoskins and wife, Jean C. Hoskins of record in Book 9277, page 700, said Register's Office. The said Kimberly A. Condra has since married and is now known as Kimberly C. Luedtke.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 215 Cheswick Court, Nashville, TN 37215.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor does covenant with Grantee that she 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 herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her 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.

Robert Luedtke, spouse of Kimberly A. Condra Luedtke, joins in the execution of this instrument for the purpose of conveying any marital rights he may have in the subject property.

Witness our hands this 21st day of June, 2006.

Kimberly A. Condra Luedtke

Kimberly A. Condra Luedtke

Robert Luedtke

Robert Luedtke

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Kimberly A. Condra Luedtke and husband, Robert Luedtke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 21st day of June, 2006.

Notary Public

My Commission Expires: 9-30-06

JEANNE BURTON GREGORY
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires September 30, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $297,500.00.

AFFIANT

Subscribed and sworn to before me this 21st day of June, 2006.

Kathy Snider

NOTARY PUBLIC

My Commission Expires: _____

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010