Davidson County DEEDWARR
Recvd: 10/04/06 12:35 2 pgs
Fees:13.00 Taxes:747.40

20061004-0123095

WARRANTY DEED

G-JH-06-3000

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF September, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KAZE E. ARBOGAST NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN. Exp. 5/24/08

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew J. Niggemann	Andrew J. Niggemann (NAME)	
3000 Hillsboro Pike #18	SAME	117-3-A-18 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHARLES CLEMENT VOORHES, IV, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANDREW J. NIGGEMANN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 18, VERSAILLES APARTMENTS, as shown on plat record in Plat Book 5050, Page 80 and as established under Master Deed of record in Book 5168, Page 944, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

The said Katie Voorhes joins herein to convey any and all marital interest she may have in the above-described property.

Being the same property conveyed to Charles Clement Voorhes, IV, unmarried by Warranty Deed from Austin Barrett and wife, Jennifer A. Duncan Barrett (formerly known as Jennifer A. Duncan) recorded on the 12th day of October, 2004 in Instrument No. 20041012-0122964, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a) 2006 property taxes, which have been prorated and assumed by the grantee(s) herein; b) instruments of record in Book 5050, Page 80; Book 5589, Page 367; Book 5659, Page 641; Book 5667, Page 375; Book 5168, Page 944; Book 7770, Page 955; Book 8434, Page 719; Book 5179, Page 858; Book 5171, Page 153; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 3000 Hillsboro Pike #18, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever: and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs 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 my/our hand(s) this 29th day of September, 2006.

Charles Clement Voorhes, IV

Katie Voorhes

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Clement Voorhes, IV, and Katie Voorhes, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of September, 2006.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903