Davidson County DEEDWARR
Recvd: 05/21/07 11:17 3 pgs
Fees:18.00 Taxes:691.90
20070521-0060195

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 17th day of May, 2007, by and between MEGHAN LEMKE, MARRIED F/K/A MEGHAN JANE PERKINS, hereinafter called Grantor, and DENISE HIGGINS and BEVERLY SUE HIGGINS, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, MEGHAN LEMKE, MARRIED F/K/A MEGHAN JANE PERKINS, as Grantor, does hereby bargain, sell, transfer and convey unto DENISE HIGGINS and BEVERLY SUE HIGGINS, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"), subject to the below-stated life estate retained by Grantor. This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 5025 HILLSBORO RD., UNIT 2-H, NASHVILLE, TN 37215.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds, herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

CHRISTOPHER LEMKE, husband of MEGHAN LEMKE, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest he may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of the Grantors on this the day and year first above written.

SELLER:

Meghan Lemke
MEGHAN LEMKE, F/K/A MEGHAN JANE PERKINS
Signature of Seller

CHRISTOPHER LEMKE
Signature of Seller Spouse

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MEGHAN LEMKE, F/K/A MEGHAN JANE PERKINS, joined by her husband, CHRISTOPHER LEMKE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of May, 2007.

/Howard M. Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

Name and Address of Property Owner:

DENISE HIGGINS and BEVERLY SUE HIGGINS

5025 HILLSBORO RD., UNIT 2-H
NASHVILLE, TN 37215

Property Address:

5025 HILLSBORO RD., UNIT 2-H, NASHVILLE, TN 37215

Person Responsible for Taxes:

Same

Map & Parcel #: MAP 131-01-D, PARCEL 010

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF Davidson :

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$187000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 17th day of **May, 2007.**

/Howard M. Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

07-405J

EXHIBIT 'A'

A Condominium Apartment in Davidson County, Tennessee, being Unit 10 also known as Unit 2-H of Georgetown Condominium Apartments, a horizontal property regime pursuant to the Master Deed of record in Plat Book 5200, Page 4, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to MEGHAN JANE PERKINS, by Warranty Deed from Sean Patrick Whalen and spouse, Ursula Anne Pochling Whalen, of record in INSTRUMENT NUMBER 20040617-0071960, Register's Office for DAVIDSON County, Tennessee. The said Meghan Jane Perkins has since married and is now known as Megham Lemke.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (MAP 131-01-D, PARCEL 010).
2. All matters as set forth on the Plan of record in Plat Book 5200, page 4, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. All of the terms, conditions and provisions of the Tennessee Horizontal Property Act, as set forth in T.C.A. 66-27-101, et seq.

4. Covenants, restrictions, easements, reservations and interest in favor of other unit owners and all sewer, water, electric, telephone and other utility easements now or hereafter established and all other terms and conditions as may be set forth in the Master Deed of record in Book 5211, Page 325, Book 5616, Page 133 and Book 6079, Page 516, Register's Office for DAVIDSON County, Tennessee.

5. Easement for Sanitary Sewers and/or Storm Water Drainage dedicated to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4308, page 575, Register's Office for DAVIDSON County, Tennessee.

6. Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, acting by and through the Electric Power Board of said Government of record in Book 7873, page 859, Register's Office for DAVIDSON County, Tennessee.

7. Appointmenet of Successor Trustee for 5025 Hillsboro Homeowners' Association of record in Book 10225, Page 413, Register's Office for DAVIDSON County, Tennessee.