Davidson County DEEDWARR
Recvd: 09/26/07 13:30 2 pgs
Fees:13.00 Taxes:590.15

20070926-0114834

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson
Actual consideration or value for this transfer is $159,500.00

Affiant

Subscribed and sworn to before me
This 19 day of September 2007

Notary exp: 7-14-10

Address of new owners:	Send tax bills to:	Map & Parcel:
Michael Terry Burkhalter, etux 2413 Valley Brook Rd. Nashville, TN 37215	New Owner	082-13-0D-107

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Germantown Madison Square LLC, a Tennessee limited liability company**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Peggy Burkhalter, Married*,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

*and husband, Terry Burkhalter

Land in Davidson County, Tennessee, being Unit No. 107, on the Horizontal Property Regime for Germantown Madison Square Condominiums as recorded in the Master Deed of record as Instrument no. 20061019-0129740, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with a undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being part of the same property conveyed to Germantown Madison Square, LLC, A Tennessee Limited Liability Company by deed from Core Development Services, LLC A Tennessee Limited Liability Company of record as Instrument No. 20060929-0121024, dated September 29, 2006, Register's Office for Davidson County, Tennessee.

Subject to Master Deed of record recorded as Instrument no. 20061019-0129740, Register's Office for Davidson County, Tennessee.

The 2007 County and/or City property taxes have been prorated between the two parties.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

x The property is improved with an address of: **514 Madison St #105 Nashville, Tn 37208**

OR The property is unimproved.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Witness our hands this 19 day of September, 2007.

The Nashville Westchester LLC

By: Aaron White, President

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Aaron White, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who , upon oath, acknowledged himself to be the President of The Nashville Westchester LLC, the within named bargainer, a Limited Liability Company, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by himself as such President.

Witness my hand and official seal this 19 day of September, 2007

Notary Public

Commission expires: 11/22/10

REBECCA D. PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires November 22, 2010

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212