Davidson County DEEDWARR
Recvd: 01/17/08 09:39 2 pgs
Fees:13.00 Taxes:580.90
20080117-0005304

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
HARRIS TITLE & ESCROW, LLC 40 Burton Hills Boulevard Suite 150 Nashville, Tennessee 37215 615.665.9766 File #0712171 **Record and Return to:** HARRIS TITLE & ESCROW, LLC 40 Burton Hills Boulevard Suite 150 Nashville, Tennessee 37215	The actual consideration or value, whichever is greater, for this transfer is: $157,000.00. Brooke McClenny Affiant Subscribed and sworn to before me this 15th day of January, 2008. Notary Public My commission expires:

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NUMBERS:
Brooke McClenny 5025 Hillsboro Pike, # 17J Nashville, TN 37215	Countrywide Bank, FSB 1199 North Fairfax St., Ste 500 Alexandria, VA 22314	131-1-D, 136 CO

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Frank M. Tamplin**, unmarried (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brooke McClenny**, unmarried (the "Grantee"), Grantee's successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 136, also known as Apt. No. 17-J of Georgetown Condominium Apartments, of record in Book 5200, page 4, Register's Office for said County, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, *et seq.* of the Tennessee Code Annotated, under the Master Deed establishing 5025 Hillsboro Homeowners' Association of record in Book 5211, Page 325, amended in Book 5616, page 133 and Book 6079, page 516, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "B" to said Master Deed.

Being the same property conveyed to Frank M. Tamplin, unmarried, by deed from Joseph H. Torrence and wife, Ellen C. Torrence, of record in Instrument Number 20041116-0137667, in the Register's Office for Davidson County, Tennessee, dated November 12, 2004.

This conveyance is made subject to:

1. 2008 county property taxes, which have been prorated by the parties and assumed by the Grantee.
2. Subject to all matters shown on the Plan of record in Book 5200, Page 4, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by the Tennessee Horizontal Property Act, T.C.A. Sections 66-27-101, *et seq.*
4. By-Laws of The 5025 Hillsboro Homeowners' Association of record in Book 5211, page 345 as amended in Book 5616, page 133, Book 6079, page 516 and Appointment of Successor Trustee of record in Book 10225, page 413, all in the Register's Office for Davidson County, Tennessee.
5. Charter of 5025 Hillsboro Homeowners' Association, of record in Book 5233, page 459, said Register's Office.
6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4308, page 575, said Register's Office.
7. Deed of Conveyance for sewer lines of record in Book 4308, page 650, said Register's Office.
8. Easement for overhead lines of record in Book 7873, page 859, said Register's Office.

This is improved property known as: 5025 Hillsboro Pike, Apt. 17-J, Nashville, TN 37215

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantee and Grantee's successors, heirs and assigns, forever. **GRANTOR COVENANTS** that he is lawfully seized of said land in fee simple, has a good right to convey it, and that

the same is unencumbered unless otherwise indicated in this document. **GRANTOR FURTHER COVENANTS** and binds himself and his successors, heirs, and assigns to warrant and forever defend the title to said land to Grantee and Grantee's successors, heirs, and assigns against the lawful claims of all persons.

WITNESS THE EXECUTION HEREOF this 15th day of January, 2008.

Frank M. Tamplin

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared, Frank M. Tamplin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 15th day of January, 2008.

Notary Public

My commission expires:

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009