PLEASE RETURN TO:
ORISSIM TITLE
2309 CRESTMOOR RD
NASHVILLE TN 37215

Davidson County DEEDWARR
Recvd: 07/03/08 13:41 3 pg
Fees:18.00 Taxes:495.80

20080703-0069074

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
101 ELMORE AVENUE
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 30TH day of June, 2008, by and between PATRICIA A. LEBLANC, UNMARRIED, hereinafter called Grantor, and CAROLYN J. ORTON, UNMARRIED, and LINDA M. ORTON, UNMARRIED, AS JOINT TENANTS 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, PATRICIA A. LEBLANC, UNMARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto CAROLYN J. ORTON, UNMARRIED, and LINDA M. ORTON, UNMARRIED, AS JOINT TENANTS 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"). 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 188 HERITAGE TRACE, MADISON, TENNESSEE 37115.

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 persons whomsoever.

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

SELLER:

Patricia A. LeBlanc

PATRICIA A. LEBLANC
SIGNATURE OF SELLER

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, PATRICIA A. LEBLANC, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Madison, Tennessee, on this the 30TH **day of June, 2008.**

Denise C. Allis
Notary Public

DENISE C. ALLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: **MY COMMISSION EXPIRES May 08, 2012**

Name and Address of Property Owner:

CAROLYN J. ORTON and LINDA M. ORTON
188 HERITAGE TRACE
MADISON TN 37115

Property Address:

188 HERITAGE TRACE, MADISON, TENNESSEE 37115

Person Responsible for Taxes:

COUNTRY WIDE FSB
2021 N GALLATIN RD STE 280
MADISON TN 37115

Map & Parcel #: MAP 42.11, GROUP B, PARCEL 107.00CO

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 **$134000.00** 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 30 day of **June, 2008.**

Deborah Tubbs
Notary Public

My Commission Expires: _____

DEBORAH TUBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2011

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
101 ELMORE AVENUE
MADISON, TN 37115

08-8164

EXHIBIT 'A'

BEING Apartment Unit No. 188 of Heritage Village Condominiums created under Title 66, Section 27-101, et seq , as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 4758, page 179, as amended in Book 4808, page 829; Book 5102, page 383 and Book 6380, page 989, and further supplemented and amended by Instrument of record in Book 6484, page 287, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed as amended and supplemented. Reference is hereby made to the plat of Heritage Village Condominiums set forth as Exhibit "A" of said Supplement and Amendment to the Master Deed, for a more complete identification and description of such Unit.

Being the same property conveyed to PATRICIA A. LEBLANC, UNMARRIED, by Warranty Deed from Linda Hall Sky, Bonnie Hall Saunders and Ellen Hall Rosse, heirs to the estate of Dixie M. Hall, of record in Instrument NO. 20061117-0142721, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2008 and subsequent years, A LIEN, not yet due and payable (MAP 42.11, GROUP B, PARCEL 107.00CO). 2007 real property taxes are PAID in the amount of 1281.69.

2. 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.

3. 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 and the By-Laws of Heritage Village Condominiums appended thereto, Master Deed of record in Book 4758, page 179; and as amended in Book 4808, page 829; Book 5102, page 383; Book 6380, page 989; further supplemented and amended in Book 6484, page 287; and as amended in Book 9654, page 906 and Instrument Number 20040804-0093767; and Amendment to By-Laws of record in Book 9256, page 848 and Instrument Number 20031229-0183195, Register's Office for DAVIDSON County, Tennessee.

4. Charter of Heritage Village Homeowners Association, of record in Book 6418, page 478, said Register's Office.

5. All matters as set forth on the Plan of record in Plat Book 6484, page 287, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

6. All conditions of record in Plat Book 4460, page 110, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

7. Subject to Association Assessment dues for Heritage Village Condominiums.
8. Sanitary Sewer Storm Drainage Easement of record in Book 5515, page 982, said Register's Office.

9. Sewer Easement of record in Book 4695, page 521, said Register's Office.

10. Exceptions to easement of record in Book 5084, page 580, said Register's Office.