

CONDOMINIUM WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **HIGHLAND COVE, LLC, a Tennessee Limited Liability Company**, (hereinafter referred to as the "Grantor"), does hereby, transfer and convey unto _____ (hereinafter referred to as the "Grantees"), certain real estate being a tract or parcel of land in the County of DeKalb, State of Tennessee (hereinafter referred to as the "Property"), and more particularly described as follows:

Being that certain Unit No. _____, on the Plat of Highland Cove Condominiums of record in Plat 1, Page 479, in the Register's Office for DeKalb County, Tennessee (the "Plat"), together with all fixtures, appliances, wall coverings, carpets or other improvements therein and the undivided interest in the General and Limited Common Elements appurtenant thereto (hereinafter referred to as the "Property").

Being the same property conveyed to Highland Cove, LLC by Warranty Deed from Waterfront Group, Inc., a Virginia Corporation, which appears of record in Record Book 266, Page 574, in the Register's Office for DeKalb County, Tennessee, from which deed the description herein was copied verbatim.

This property is known as Unit No. _____, 7100 Dale Ridge Road, Lancaster, Tennessee 38569, and P/O Map 19L, Group A, Control Map 19L, Parcel 153, Special Interest _____.

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, and the Grantees' heirs, successors and assigns forever.

GRANTOR covenants that it is lawfully seized and possessed of the real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for the following Permitted Exceptions:

1. Taxes for 2010 and subsequent years.
2. Subject to applicable zoning and building requirements and all visible easements and encroachments.
3. Covenants and restrictions set forth in the Master Deed for Highland Cove Condominiums of record in Record Book 202, Page 921, in the Register's Office for DeKalb County, Tennessee, and as amended in Record Book 205, Page 574; Record Book 209, Page 711; Record Book 230, Page 282; Record Book 289, Page 89; and Record Book 293, Page 300 in the Register's Office for DeKalb County, Tennessee.

SEND TAX NOTICES: _____

4. All matters shown on the Plat of Highland Cove Condominiums of record in Plat Cabinet Slide No. 258B, Register's Office for DeKalb County, Tennessee.

5. The provisions of the Tennessee Horizontal Property Act, Tennessee Code Annotated §§ 66-27-101 to 123 (the "Act"), which Act is incorporated herein and made a part hereof by this reference.

6. Charter of Highland Cove Condominiums Homeowners' Association, Inc. of record in Record Book 203, Page 155, in the Register's Office for DeKalb County, Tennessee.

Excepting only the Permitted Exceptions, Grantor further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the Property to the Grantees and to the Grantee's heirs, successors, and assigns against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantor has executed this deed on the _____ day of _____, 2010.

HIGHLAND COVE, LLC

BY: _____
JOHN VICTOR BROWN, JR,
Chief Manager

STATE OF TENNESSEE)
)
COUNTY OF _____)

Before me, the undersigned authority, a Notary Public, in and for said county and state, personally appeared, JOHN VICTOR BROWN, JR., with whom I am personally acquainted, or has proven to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Chief Manager of Highland Cove, LLC., a Tennessee Limited Liability Company, the within bargainor, and that he is authorized to execute the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this _____ day of _____, 2010.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)
)
COUNTY OF DEKALB)

The actual consideration or value for this transfer of property is \$_____ and no other monetary consideration.

AFFIANT

Sworn to and subscribed before me,
this _____ day of _____, 2010.

NOTARY PUBLIC

My Commission Expires: _____