WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/12/05 11:21 2 pgs
Fees:13.00 Taxes:1135.90
20051212-0148850

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: March 21, 2009.

(AFFIX SEAL)

LAURA J. RINGER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY + Return To:
Richmond Title Services, 209 10th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jane M Garrett	Pinnacle National Bank	117.07-0C-135.00-CO
(NAME)	(NAME)	
135 Hampton Place	211 Commerce Street, Suite 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Blair P Durham, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jane M Garrett, 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:

Land in Davidson County, Tennessee, being Unit No. 135 of Hampton Place Townhomes Condominiums, a horizontal property regime created under Title 66, Section 27-101. et seq., as amended, T.C.A. and established by a Master Deed of record in Book 5891, page 897, 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. Reference is hereby made to the Plat of Hampton Place Townhomes Condominiums of record in Book 5200, page 421, said Register's Office, for a more complete description thereof.
This conveyance is subject to (a) 2002 real property taxes which have been prorated and assumed by the grantor(s); (b) all matters appearing on the plan of record in Book 5200, page 421, said Register's Office; and (c) Master Deed and Bylaws of record in Book 5891, page 897 and Book 5891, page 937, said Register's Office.

Being the same property conveyed to Blair P Durham, unmarried from Jennifer Vice Garrett and husband, Todd W. Garrett by warranty deed dated February 27, 2003 and recorded March 6, 2003 in Instrument no. 200303060029829 in the Davidson County Recorder's Office.

PIN: 117.07-0C-135.00-CO
Address: 135 Hampton Place, Nashville, TN 37215

The property described herein is subject to:

1. Any and all matters appearing on the plat of land described as Land in Davidson County, Tennessee, being Unit No. 135 of Hampton Place Townhomes Condominiums, a horizontal property regime created under Title 66, Section 27-101. et seq., as amended, T.C.A. and established by a Master Deed of record in Book 5891, page 897, 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. Reference is hereby made to the Plat of Hampton Place Townhomes Condominiums of record in Book 5200, page 421, said Register's Office, for a more complete description thereof.

2. Book 5200, page 421; Book 5891, page 897 and Book 5891, page 937 (Master Deed)

unimproved ☐

This is improved ☒ property, known as 135 Hampton Place, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 9th day of December, 2005.

Blair P Durham

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 9th day of December, 2005, before me personally appeared Blair Durham to me known to be the person (or persons) described in and who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 9th day of December, 2005.

Commission expires: March 21, 2009

LAURA B. RININGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Laura B. Rininger

Laura B. Rininger Notary Public