WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/03/06 10:02 2 pgs
Fees:13.00 Taxes:1213.60
20060703-0078970

THERESA C. RICHARDSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Comm. Exp. May 30, 2007

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $328,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2006.

Theresa C. Richardson
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SC Ventures Partnership, a Tennessee general partnership	SC Ventures Partnership, a Tennessee general partnership	117.07-0C-135.00-CO
(NAME) 135 Hampton Place	(NAME) 650 Wedgewood Ave	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37203	
(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, Jane M Garrett, single woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SC Ventures Partnership, a Tennessee general partnership, 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 Jane M. Garrett from Blair P. Durham, unmarried by warranty deed dated December 09, 2005 and recorded December 12, 2005 in Instrument no. 200512120148850 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 30th day of June, 2006.

Jane M Garrett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30TH day of JUNE, 2006, before me personally appeared JANE M GARRETT, 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.

Commission expires: 5-30-07

Theresa C Richardson
Notary Public

THERESA C. RICHARDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
My Comm. Exp. May 30, 2007