THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25830-08-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $289,000.00. Affiant Subscribed and sworn to before me this 31st day of August, 2006. Notary Public My Commission Expires: BETH M. BROCK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN. My Commission Expires MAR 24, 2009

WARRANTY DEED

Address New Owner: Alex Sharp Monica Sharp 115 Hampton Place Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.117.07-0C Parcel No. 115.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hendrik Weitkamp and wife, Asli Ozdas**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ~~Alex Sharp and wife, Monica Sharp~~ **Alex Sharp and Monica Sharp** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 115 Hampton Place, Nashville, Tennessee 37215

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of August, 2006.

Hendrik Weitkamp

Asli Ozdas

**Alix Weiss Sharp as to a 93% interest and Monica Weiss-Sharp as to a 7% interest, as tenants in common

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Hendrik Weitkamp and Asli Ozdas**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2006.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 09/05/06 12:57 2 pgs
Fees:13.00 Taxes:1069.30

20060905-0109218

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 115 on the Plan of Hampton Place Townhomes of record in Plat Book 5200, page 421, Register's Office for said County, to which plan reference is made for a more complete description, together with appurtenant interest in the common elements of Hampton Place, a horizontal property regime established in Master Deed 5891, page 897, said Register's Office.

Being the same property conveyed to Hendrik Weitkamp and wife, Asli Ozdas, by deed dated September 18, 2001 from Evelyn T. Cuthbert, unmarried, of record as Instrument No. 20010924-0103048, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee;
2. Charter of Incorporation of Hampton Place Homeowners Association, Inc. of record in Book 5894, page 756, amended in Book 7570, page 314 and Book 7866, page 388;
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Hampton Place Townhomes, of record in Book 5891, page 897;
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.;
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4110, page 257;
6. All matters appearing on the Plan of record as Book 5200, page 421; and
7. Storm water detention agreement of record in Book 5861, page 436, Register's Office for Davidson County, Tennessee.