Davidson County DEEDWARR
Recvd: 10/06/06 14:25 2 pgs
Fees:13.00 Taxes:1017.50

20061006-0124651

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $275,000.00.

Rick Blackburn
Affiant

Subscribed and sworn to me on October 5, 2006.

Bobbie Cooper
NOTARY PUBLIC

BOBBIE COOPER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
January 24, 2009
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22032SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Rick Blackburn 136 Hampton Place Nashville, TN 37215	6 Angel Trace Brentwood, TN 37027	117-7-C-136 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Christopher Nebel (a/k/a Christopher Nebell), an unmarried man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Rick

Blackburn, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 136 on the Plan of Hampton Place Townhomes, of record in Book 5200, page 421, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description, together with the appurtenant interest in the common elements of Hampton Place Townhomes, a horizontal property regime established by Master Deed and By-Laws of record in Book 5891, page 897, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christopher Nebell, unmarried, by Deed dated June 30, 2003, from M. Scott Shepherd, unmarried, of record as Instrument No. 20030702-0091525, Register's Office for Davidson County, Tennessee. The said Christopher Nebel and Christopher Nebell are one and the same person.

The conveyance of the above-described parcel of land is subject to the following

1. 2006 Davidson County taxes which have been prorated by the parties and paid by Grantor; 2007 and subsequent taxes are assumed by the Grantees; and
2. Matters shown on plan of record in Book 5200, page 421, Register's Office for Davidson County, Tennessee; and

3. Terms, conditions, easements, rights and liens as set forth in the Master Deed of Hampton Place Townhomes, and the By-Laws appended thereto, of record in Book 5891, page 897, Register's Office for Davidson County, Tennessee; and
4. Sanitary Sewer and/or storm drainage easement and any temporary construction easements of record in Book 4110, page 257, Register's Office for Davidson County, Tennessee; and
5. Storm water detention agreement between Hampton Place Joint Venture and Metro Government, of record in Book 5861, page 436, Register's Office for Davidson County, Tennessee; and
6. Hampton Place Homeowners' Association Charter of record in Book 5894, page 756, as amended in Book 7570, page 314, and Book 7866, page 388, Register's Office for Davidson County, Tennessee; and
7. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 136 Hampton Place, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands on October 5, 2006.

Christopher Nebel

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On October 5, 2006, before me personally appeared Christopher Nebel to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on October 5, 2006.

NOTARY PUBLIC

My Commission Expires: 1/24/09

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
January 24, 2009
STATE OF TENNESSEE