Return to:
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Lauren L. Gingles
116 31st Avenue North, #102
Nashville, TN 37203

SEND TAX BILL:

Mortgagee

MORTGAGEE:
Florida Capital Bank, NA dba
Florida Capital Bank Mortgage
4815 Executive Park Ct., Ste. 103
Jacksonville, FL 32216

MAP AND PARCEL:
MAP 104-2-S
PARCEL 2CO

BILL GARRETT, Davidson County
Trans:T20100010408 DEEDWARR
Recvd: 02/22/10 13:48 2 pgs
Fees:13.00 Taxes:703.00
20100222-0013411

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jennifer I. Thomas**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Lauren L. Gingles, unmarried**, ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No. 102, together with Parking Space No. 18, of the Hedrick Place Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Hedrick Place Condominiums, as recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 200002030011406, including without limitation the By-Laws appended thereto, as Exhibit "C", said Register's Office, together with undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Hedrick Place Condominiums, as shown on Exhibit Map to the Master Deed as recorded in said Register's Office, as Instrument No. 200002030011406, for a more complete identification and description of such unit and parking space.
>
> Being the same property conveyed to Jennifer I. Thomas, unmarried, by deed from Craighead Development, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 200004120037147, dated April 11, 2000, said Register's Office.
>
> This conveyance is made subject to: (1) real estate taxes for the current year, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises.

This is improved property known as 116 31st Avenue North, #102, Nashville, TN 37203.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate,

title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she are lawfully seized and possessed of the Property 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 herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 12 day of February, 2010.

Jennifer I. Thomas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Jennifer I. Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 12 day of February, 2010.

Notary Public

My Commission Expires: 09/03/2012

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual value or consideration, whichever is greater, for this transfer is $190,000.00.

AFFIANT

Subscribed and sworn to before me
this 19th day of February, 2010.

NOTARY PUBLIC

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012