FRN10-1087 (3)

THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 29330-01-2010** **Record & Return To:** **Foundation Title and Escrow, LLC** **9045 Carothers Parkway, Ste. 202** **Franklin, TN 37067**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $240,000.00. Affiant Subscribed and sworn to before me this 23rd day of February, 2010. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

Davidson County DEEDWARR
Recvd: 03/05/10 14:11 3 pgs
Fees:18.00 Taxes:888.00
20100305-0017285

WARRANTY DEED

Address New Owner: Amanda B. Thompson 128 Hampton Place Nashville, TN 37215	**Send Tax Bills To:** Regions Bank dba Regions Mtg 3050 Parkway Office Circle Birmingham AL 35219	**Tax Information:** Map and Parcel No.: 117-07-0-C 128.00CO

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, **Mary H. Collins, a single person**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amanda B. Thompson** ("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 128 Hampton Place, Nashville, TN 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 23rd day of February, 2010.

Mary H. Collins by Carolyn D. Akins, A/F

Mary H. Collins
by Carolyn D. Akins, Attorney-n-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carolyn D. Akins with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for the said Mary H. Collins and is authorized by the said Mary H. Collins to execute this instrument on her behalf.

Witness my hand, at office, this 23rd day of February, 2010.

Christina M. Read
Notary Public

My Commission Expires:

CHRISTINA M. READ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 128 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 the appurtenant interest in the common elements of Hampton Place Townhomes, a horizontal property regime established by Master Deed of Record in Book 5891, page 897, said Register's Office.

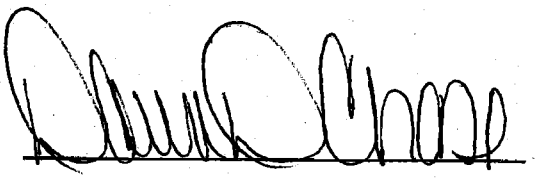
Being the same property conveyed to Mary H. Collins, a single person by deed dated November 30, 2005 from Trisha L. King, unmarried of record in Instrument No. 20051209-0148137, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2010 County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of Hampton Place Homeowner's Association, Inc. of record in Book 5894, page 756, amended in Book 7570, page 314 and Book 7866, page 388, Register's Office for Davidson County, Tennessee.
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, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. 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, Register's Office for Davidson County, Tennessee.
6. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
7. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4110, page 257, Register's Office for Davidson County, Tennessee.
8. All matters appearing on the Plan of record as Book 5200, page 421, Register's Office for Davidson County, Tennessee.
9. Storm water detention agreement of record in Book 5861, page 436, Register's Office for Davidson County, Tennessee.

Return to:
Foundation Title and Escrow, LLC
9045 Carothers Parkway, Suite 202
Franklin, TN 37067

I, Dawn Chase do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

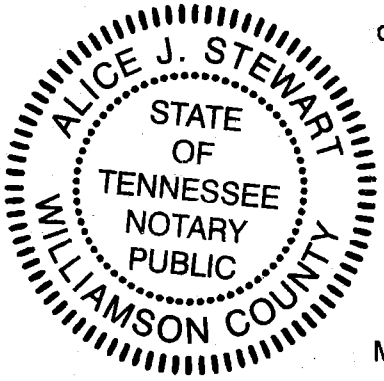


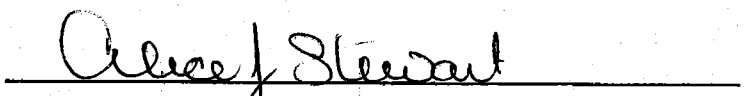
Signature

State of TN

County of Williamson

Personally appeared before me, Alice J. Stewart, a notary public for this county and state, (Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.





Notary's Signature

MY COMMISSION EXPIRES: 6/5/12.

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).