SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Ventura

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,000.00

Affiant Tania Ramos, Assistant VP

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 2010.

Notary Public Doreen Korven

MY COMMISSION EXPIRES: Mar 8, 2012

(AFFIX SEAL)

RETURN TO:

NA Title Corporation
3231 Sunset Blvd, Suite B
West Columbia, SC 29169

TN10-10190

THIS INSTRUMENT WAS PREPARED BY
Kevin D. Montgomery, Attorney, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack H. Allinder, Jr.	Jack H. Allinder, Jr.	
(NAME)	(NAME)	117-07-0-C-117.00-CO
117 Hampton Place	117 Hampton Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(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, **BANK OF AMERICA, NA**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Jack H. Allinder, Jr.**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED IN EXHIBIT "A" ATTACHED HERETO.

Being the same property conveyed to Grantor by Trustee's Deed of record in Instrument #20100119-0004367, said Register's Office.

This conveyance is subject to (a) 2010 real property taxes; (b) all zoning regulations, building restrictions, easements and/or setback lines rights for public utilities, or other governmental regulations applicable to the property described herein, but excluding any covenants conditions or restrictions of record that would violate Title 42 USC 3604; and (c) restrictive covenants of record in Book 5891 at Page 897 and Book 5891 at Page 937, said Register's Office; (d) all matters appearing on the plan of record in Book 5200 at Page 421, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 117 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 claiming by, through or under the Grantor herein, but no further or otherwise. 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.

Davidson County DEEDWARRSP
Recvd: 11/19/10 12:44 4 pgs
Fees:23.00 Taxes:654.90
20101119-0092730

Witness my hand this 30th day of September, 2010.

BANK OF AMERICA, NA

BY: _____
Tania Ramos

IT'S: Assistant Vice President

STATE OF California)
COUNTY OF Ventura)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Tania Ramos, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him or herself to be Assistant Vice President (Officer) of BANK OF AMERICA, NA, the within named bargainor, and that he or she as such Assistant Vice President (Officer) being authorized to do so, executed the foregoing instrument on behalf of BANK OF AMERICA, NA, and declared that he or she as such Assistant Vice President (Officer) of BANK OF AMERICA, NA executed this instrument as the free act and deed of BANK OF AMERICA, NA.

WITNESS my hand and official seal this 30th day of September, 2010.

_____
Notary Public Doreen Korven

My Commission Expires: Mar 8, 2012

DOREEN KORVEN
Commission # 1792679
Notary Public - California
Ventura County
My Comm. Expires Mar 8, 2012

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Ventura

On Sept 30, 2010 (Date) before me, Doreen Korven, notary public (Here Insert Name and Title of the Officer),
personally appeared Tania Ramos (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Signature of Notary Public)

DOREEN KORVEN
Commission # 1792679
Notary Public - California
Ventura County
My Comm. Expires Mar 8, 2012

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Special Warranty Deed

Document Date: 9-30-2010 Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Tania Ramos
- ☐ Individual
- ☒ Corporate Officer — Title(s): Asst VP
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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EXHIBIT "A"

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 117 OF HAMPTON PLACE TOWNHOMES AS SHOWN ON THE PLAN OF RECORD IN BOOK 5200, PAGE 421, SAID REGISTER'S OFFICE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

THIS CONVEYANCE IS MADE SUBJECT TO THE PROVISIONS OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN THE SECTION 64-270 1 ET. SEQ. OF THE TENNESSEE CODE ANNOTATED, AND IS SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF; AND IS SUBJECT TO THE BY-LAWS FOR THE ADMINISTRATION THEREOF; ALSO SUBJECT TO EASEMENTS, RIGHTS, AND INTEREST IN FAVOR OF OTHER UNIT OWNERS AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE AND OTHER UTILITY EASEMENTS NOW OF HEREAFTER ESTABLISHED OVER, THROUGH OR UPON THE LAND EMBRACING THE REGIME AND BUILDING THEREON; AND ALSO INCLUDING WITHOUT LIMITATIONS ALL CONDITIONS, COVENANTS, RESTRICTIONS, OPTIONS, BURDENS, ASSESSMENTS, AND OTHER UNDERTAKINGS CONTAINED IN THE MASTER DEED ESTABLISHING A HORIZONTAL PROPERTY REGIME OF HAMPTON PLACE TOWNHOMES, OF RECORD IN BOOK 5891, PAGE 897, SAID REGISTER'S OFFICE, AND BYLAWS OF RECORD IN BOOK 5891, PAGE 937, SAID REGISTER'S OFFICE.

True Copy Certification

I, Lillian M. Snow, 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 SC

County of Lexington

Personally appeared before me, Kaitlyn Skinner a notary public for this County and State, Lillian M. Snow 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:

Notary's Seal (if on paper)

KAITLYN SKINNER NOTARY PUBLIC SOUTH CAROLINA MY COMMISSION EXPIRES JULY 29, 2018