WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF July, 2011.

Notary Public

MY COMMISSION EXPIRES: 3-4-13

(AFFIX SEAL)

PHYLLIS KEENAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-VRES-11-4210

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

BILL GARRETT, Davidson County
Trans:T20110042823 DEEDWARR
Recvd: 07/15/11 15:30 2 pgs
Fees:13.00 Taxes:1036.00
20110715-0054371

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	
Alisa M. Blanchard	SAME	
4210 Hillsboro Pike #210 (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	131-2-H-210.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we MARK T. LAMPEN, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ALISA M. BLANCHARD , UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TN, DESCRIBED AS UNIT NO. 210 OF HILLSBORO QUARTERS II, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, LOCATED ON HILLSBORO PIKE, NASHVILLE, TN, AS SHOWN AND DESCRIBED IN A MASTER DEED RECORDED IN INSTRUMENT NO. 20040421-0045569 AS AMENDED IN INSTRUMENT NO. 20040511-0054050, INSTRUMENT NO. 20050110-0003192, INSTRUMENT NO. 20050425-0045365 AND INSTRUMENT NO. 20070905-0106403, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE APARTMENTS, PROPERTY, CO-OWNERS AND TENANTS OF HILLSBORO QUARTER II, CONDOMINIUM APARTMENTS CONTAINED IN THE MASTER DEED RECORDED IN INSTRUMENT NO. 20040421-0045569 AS AMENDED IN INSTRUMENT NO. 20040511-0054050, INSTRUMENT NO. 20050110-0003192, INSTRUMENT NO. 20050425-0045365 AND INSTRUMENT NO. 20070905-0106403, AND BY-LAWS APPENDED THERETO, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, ARE INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN.

BEING THE SAME PROPERTY CONVEYED TO MARK T. LAMPEN, UNMARRIED BY WARRANTY DEED FROM ADAM RAY, UNMARRIED, RECORDED ON THE 5TH DAY OF DECEMBER, 2007 IN INSTRUMENT NO. 20071205-0140888, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 547, PAGES 85 AND 86; HOA CHARTER OF RECORD IN INSTRUMENT NO. 20040330-0035515; MASTER DEED AND BY-LAWS OF RECORD IN INSTRUMENT NO. 20040421-0045569, AS AMENDED BY INSTRUMENT NOS. 20040511-0054050, 20050110-0003192, 20050425-0045365 AND 20070905-0106403; EASEMENT FOR SANITARY SEWER, STORM DRAINAGE, WATER MAINS AND APPURTENANCES OF RECORD IN INSTRUMENT NOS. 20040526-0061600 AND 20040526-0061601; EASEMENT FOR SANITARY SEWER/STORM DRAINAGE OF RECORD IN BOOK 4041, PAGE 9; EASEMENT FOR HIGHWAY PURPOSES OF RECORD IN BOOK 4426, PAGE 398; STORMWATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20030530-0073121; COVEYANCE TO HOMEOWNER'S ASSOCIATION OF RECORD IN INSTRUMENT NO. 20041230-0155026, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTOR'S SPOUSE JOINS IN THE EXECUTION OF THIS DEED TO CONVEY ANY AND ALL INTEREST, MARITAL OR OTHERWISE, THAT SHE MAY HAVE IN SAID PROPERTY.

unimproved ( )
This is improved (X) property, known as 4210 Hillsboro Pike #210, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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 my/our hand(s) this 12th day of July, 2011.

Mark T. Lampen

Lisa Lampen

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark T. Lampen and Lisa Lampen, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of July, 2011.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903