2 G8MM Box 49

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120055972 DEEDWARR
Recvd: 07/30/12 16:21 2 pgs
Fees:13.00 Taxes:943.13
20120730-0067205

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $254,900.00.

Karen Howard
Affiant

Subscribed and sworn to me on July 27, 2012.

NOTARY PUBLIC
My Commission Expires: 09/22/2015

JONNA - HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #25672SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Mitchell Allen McCoy 136 Hampton Place Nashville, TN 37215	Shelter Mortgage Co. 4000 West Brown Deer Rd. Brown Deer, WI 53209	117-07-C-136.00 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, Rick Blackburn, a married man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Mitchell Allen McCoy, unmarried, 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, in the 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 Rick Blackburn by Deed from Christopher Nebel (a/k/a Christopher Nebell), an unmarried man, by Deed of record as Instrument No. 20061006-0124651 in the Register's Office for Davidson County, Tennessee.

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

1. 2012 Davidson County taxes which have been prorated by the parties and assumed by the Grantee.
2. Subject to matters shown on Plan of record in Book 5200, page 421, in the Register's Office for Davidson County, Tennessee.
3. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, 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 interests in favor of other

unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed and By-Laws establishing a Horizontal Property Regime of Hampton Place Townhomes of record in Book 5891, page 897, in the Register's Office for Davidson County, Tennessee.

4. Sanitary sewer and/or storm drainage easement and any temporary construction easements of record in Book 4110, page 257, in said Register's Office.
5. Storm water detention agreement between Hampton Place Joint Venture and Metro Government of record in Book 5861, page 436, in said Register's Office.
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, in said Register's Office.
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 GRANTEES, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 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.

The subject property is not now nor has it ever been the primary residence of the Grantor herein.

WITNESS our hands on July 27, 2012.

Rick Blackburn by
His attorney in fact

Rick Blackburn by Richard W. Sebastian, His Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard W. Sebastian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Rick Blackburn, as his Attorney in Fact, as the free act and deed of the within named Rick Blackburn. Witness my hand and official seal on July 27, 2012.

Bobbie Cooper
NOTARY PUBLIC

My Commission Expires: _____

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

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
November 7, 2012
STATE OF TENNESSEE