BILL GARRETT, Davidson County
Trans:T20150010729 DEEDWARR
Recvd: 02/11/15 12:54 2 pgs
Fees:13.00 Taxes:1387.50
20150211-0012751

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15012830** Prepared by: Record and Return to: Chapman & Rosenthal Title, Inc. 1620 Westgate Circle, Suite 150 Brentwood, TN 37027	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $375,000.00. Affiant Subscribed and sworn to before me, this 6th day of February, 2015. Notary Public My Commission Expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Alonda B. Wood and Brent D. Lautenschlegar 102 Hampton Place Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-07-0-C-102.00CO

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, **Brian D. Patton, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alonda B. Wood and Brent D. Lautenschlegar, Wife and Husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 102 as specified on the Plat shown in the Master Deed, on the Plan of Condominium Site Plan of Units 101 through 136, Hampton Place Townhomes 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 and By-Laws for Condominium Site Plan of Units 101 through 136, Hampton Place Townhomes Condominiums, of record in Book 5891, Page 897, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the 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 Condominium Site Plan of Units 101 through 136, Hampton Place Townhomes Condominiums, of record under Book 5200, Page 421, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Brian D. Patton, unmarried by Warranty deed from Bhaskar Aditya Mukherji, unmarried, of record in Instrument No. 20100727-0058668, Register's Office for Davidson County, Tennessee, dated July 22, 2010 and recorded on July 27, 2010.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for year 2015, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page 421, Register's Office for Davidson County, Tennessee.

The premises herein insured 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 the easements, rights and interest 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 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 of record in Book 5891, Page 897, Register's Office for Davidson County, Tennessee.

Homeowner's Association Charter Amendment of record in Book 7570, Page 314 and Book 7866, Page 388, in the Register's Office for Davidson County, Tennessee.

Easement of record in Book 4110, Page 257 in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Book 5861, Page 436, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 102 Hampton Place Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 6th day of February, 2015.

Brian D. Patton

STATE OF TENNESSEE)
COUNTY OF WIILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brian D. Patton, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of February, 2015.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018