This instrument prepared by:
THOMAS N. JONES
Attorney at Law
Thomas N. Jones & Associates
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #23631.2017

LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Sandra Fossick 102 Hampton Place Nashville, TN 37215	Same	117 07 O C 102.00

BILL GARRETT, Davidson County
Trans:T20170027790 DEEDWARR
Recvd: 04/03/17 11:25 4 pgs
Fees:23.00 Taxes:1609.50
20170403-0032154

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Alonda B. Wood and husband Brent D. Lautenschlegar**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Sandra Fossick, unmarried** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being a certain condominium apartment in Davidson County, Tennessee and 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 of 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 said Unit.

Being the same property conveyed to Alonda B. Wood and Brent D. Lautenschlegar, wife and husband, by Deed dated February 6, 2015 from Brian D. Patton, unmarried, and being of record in Instrument Number 20150211-0012751, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2017 property taxes are a lien but are not yet due and payable and will be the responsibility of the Grantee for payment of said taxes.
2. Any and all building and zoning regulations of City, County and State.
3. Any and all easements which may affect the within described property.
4. Master Deed of record in Book 5891, Page 897, said Register's Office.
5. Charter for Hampton Place Townhomes homeowners association of record in Book 7570, Page 314 and Book 7866, Page 388, said Register's Office.
6. Easement for right of way purposes of record in Book 4110, Page 257 and Book 5861, Page 436, said Register's Office.

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, her heirs and assigns, forever;

AND we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND we further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

This is improved property is known as: 102 Hampton Place, Nashville, Tennessee 37215.

Executed on this 31st day of March, 2017.

Alonda B. Wood

Brent E. Lautenschlegar by Alonda B. Wood Atty in Fact
Brent D.

By: _____
Alonda B. Wood
Atty in Fact pursuant to POA
Of record in Instrument Number
20170403-0032153,
RODavidsonC, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Alonda B. Wood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this 31st day of March, 2017.

Notary Public

Thomas N. Jones State of Tennessee Notary Public County of Williamson

My Commission Expires: 6-30-19

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public within and for the State and County aforesaid, personally appeared Alonda B. Wood, to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument on behalf of Brent D. Lautenschlegar, and further acknowledged that she executed same as the free act and deed of Brent D. Lautenschlegar.

Witness my hand this 31st day of March, 2017.

NOTARY PUBLIC

My Commission Expires: 6-30-19

Thomas N. Jones State of Tennessee Notary Public County of Williamson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, Alonda B. Wood, being first duly sworn and having executed the above instrument as attorney-in-fact for Brent E. Lautenschlegar, the principal, pursuant to a [durable] power of attorney granted to me, hereby state in accordance with Section 34-6-105(c), Tenn. Code Ann., that I did not have at the time of my execution of this above instrument [my exercise of such power] actual knowledge of the termination of such power by revocation or of the principal's death.

Witness my hand this 31st day of March, 2017.

Alonda B. Wood

Sworn to and subscribed before me this 31st day of March, 2017.

NOTARY PUBLIC

Thomas N. Jones
Notary Public
State of Tennessee
County of Williamson

My Commission Expires: 6-30-19

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $435,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 31st day of March, 2017.

Notary Public

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

My Commission Expires: _____