Box 31-B
For BCCB
(CAW)

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/01/04 08:07 3pgs
Fees:18.00 Taxes:654.90

20040601-0063397

STATE OF TENNESSEE, COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to me on May 28, 2004.

NOTARY PUBLIC

CAROL A. WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
D. Andrew Saulters
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20057SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Evan M. LaPointe Whitney R. LaPointe 350 Normandy Circle Nashville, TN 37209	EverBank P.O. Box 2139 Jacksonville, FL 32232	104-1-B-11 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Allison A. Kamuf, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Evan M. LaPointe and wife, Whitney R. LaPointe, hereinafter called **"GRANTEES,"** their 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 a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 350 on Lot No. 15 of the Normandy Place Condominiums, Phase II, 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 for Normandy Place Condominiums, of record under Instrument No. 20020214-0019862 and as amended under Instrument No. 20020523-0063131, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, 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 Normandy Place Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20020214-0019862 and as shown as Exhibit "A" on the First Amendment to Master Deed of record under Instrument No. 20020523-0063131, said Register's Office, for a more complete identification and description of such Unit.
>
> Being the same property conveyed to Allison A. Kamuf by Deed from Normandy Place, L.L.C., a Tennessee Limited Liability Company, of record in Instrument No. 20030128-0011555, Register's Office for Davidson County, Tennessee.

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

1. 2004 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Placement of units for Phase I and proposed Phases II and III shown as Exhibit "E" to Master Deed of Instrument No. 20020214-0019862, and as shown as Exhibit "A" on the First Amendment to Master Deed of record as Instrument No. 20020523-0063131, Register's Office for Davidson County, Tennessee; and
3. Sanitary Sewer and/or storm drainage easement of record in Book 3027, pages 526 and 536, in said Register's Office; and
4. Charter of Normandy Place Homeowners Association of record as Instrument No. 20020114-0005490, Register's Office for Davidson County, Tennessee; and
5. Charter of Normandy Place L.L.C., of record as Instrument No. 20010910-0098183, Register's Office for Davidson County, Tennessee; and
6. Restrictive Covenants of record in Book 4984, page 815, Register's Office for Davidson County, Tennessee; and
7. Master Deed and By-Laws of Normandy Place of record as Instrument No. 20020214-0019862 and as amended in Instrument No. 20020523-0063131, Register's Office for Davidson County, Tennessee; and
8. The Plan of record in Book 1835, page 10, Register's Office for Davidson County, Tennessee; and
9. The Plan of record in Book 4595, page 193, Register's Office for Davidson County, Tennessee; and
10. 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 350 Normandy Circle, Nashville, TN 37209.

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 GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her 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.

WITNESS our hands on May 28, 2004.

Allison A. Kamuf

Allison A. Kamuf

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 28, 2004, before me personally appeared Allison A. Kamuf to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on May 28, 2004.

NOTARY PUBLIC

My Commission Expires:



NOTARY PUBLIC
AT LARGE
D. Andrew Saulters
My Commission Expires
November 25, 2006
STATE OF TENNESSEE