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Davidson County DEEDWARR
Recvd: 01/18/05 12:26 2 pgs
Fees:13.00 Taxes:721.50
20050118-0005976

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Linda L. Banks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of January, 2005.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Rebecca Jo Morgan	Bank of America	104-01-0-B
413 Normandy Circle	830 Central Avenue	GROUP
Nashville, Tennessee 37209	St. Petersburg, Florida 33701	PARCEL 044.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ***** One Hundred Ninety Five Thousand Dollars and Zero Cents ($195,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Linda L. Banks, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Rebecca Jo Morgan, a single person, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 413 on Lot No. 48 of the Normandy Place 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 for Normandy place Condominiums, of record under Instrument No. 20020214-0019862 as amended in Instrument No. 20020523-0063131, 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 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 amended in Instrument No. 20020523-0063131 said Register's Office for a more complete identification and description of such Unit.

BEING the same property conveyed to Linda L. Banks, unmarried, by deed from Normandy Place, L.L.C., a Tennessee limited liability company, of record as Instrument No. 20020620-0074405 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to: (1) reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto; (2) all matters shown on the plan of record and (3) the property taxes for the current year which have been prorated and assumed by the Grantee.

unimproved ☐

This is improved ☒ property known as 413 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 Grantee, her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my 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.

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 hand this 14th day of January, 2005.

Linda L. Banks

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Linda L. Banks, the bargainor, 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 and official seal at Nashville, Tennessee this 14th day of January, 2005.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

