BOX 15

Davidson County DEEDWARR
Recvd: 11/02/05 10:23 2 pgs
Fees:13.00 Taxes:814.00

20051102-0132395

WARRANTY DEED

G-CD-05-0419

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF October, 2005.

Notary Public

MY COMMISSION EXPIRES: 1/26/2008

(AFFIX SEAL)

LEE CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelsey E. Weaver	SAME	
419 Normandy Circle	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209		104-1B-40.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MATHEW WIGGERS AND WIFE, KIRSTEN WIGGERS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KELSEY E. WEAVER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 419, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF NORMANDY PLACE CONDOMINIUMS HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED, OF RECORD IN BOOK INSTRUMENT NO. 20020214-0019862, AS AMENDED IN INSTRUMENT NO. 20020523-0063131, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED AS EXHIBIT E TO THE AFOREMENTIONED MASTER DEED AND BEING LOCATED UPON LOT NO. 49 ON THE PLAN OF REVISED PLAN ACKLEN HEIGHTS OF RECORD IN PLAT BOOK 1835, PAGE 10, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM NORMANDY PLACE, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY TO JAMES LYNN MORGAN, AN UNMARRIED MAN AS RECORDED ON THE 6TH DAY OF JUNE, 2002 IN INSTRUMENT NO. 20020606-0069286 AND WARRANTY DEED FROM JAMES LYNN MORGAN, UNMARRIED TO MATHEW WIGGERS AND WIFE, KIRSTEN WIGGERS AS RECORDED ON THE 20TH DAY OF AUGUST, 2004 IN INSTRUMENT NO. 20040820-0101161, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Book 1835, page 10; Instrument Number 20020214-0019862; 20020523-0063131; and 20020114-0005489, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 419 Normandy Circle, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 my/our hand(s) this 27th day of October, 2005.

Mathew Wiggers by Kirsten Wiggers, attorney in fact

Mathew Wiggers

Kirsten Wiggers

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kirsten Wiggers, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Mathew Wiggers and acknowledged that he/she executed the same as the free act and deed of the said Mathew Wiggers.

Witness my hand and official seal at
Davidson County, Tennessee
on this the 27th day of October, 2005.

NOTARY PUBLIC

My Commission Expires: _____

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kirsten Wiggers, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of October, 2005.

Notary Public

My Commission Expires:

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903