Davidson County DEEDWARR
Recvd: 11/21/06 11:58 3 pgs
Fees:18.00 Taxes:932.40

20061121-0144503

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

G-VRE-06-0353

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF November, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-2-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cathy Stolting	CITYLIFE LENDING GROUP	
353 Normandy Circle (ADDRESS)	7445 NEW TECHNOLOGY WAY (ADDRESS)	104-1-B-28CO
Nashville, TN 37209 (CITY) (STATE) (ZIP)	FREDERICK, MD 21703 (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 JENNIFER M. DUNPHY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CATHY STOLTING, UNMARRIED, 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 a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 353 on Lot No. 40 of the Normandy Place Condominiums, a horizontal property regine, 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, 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, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Jennifer M. Dunphy, unmarried, by Warranty Deed from Normandy Place, LLC, a Tennessee limited liability company, recorded April 5, 2002 in Instrument No. 20020405-0041756, Register's Office for Davidson County, Tennessee. David A. Brubaker joins in this conveyance for the purpose of conveying any and all marital interest in and to said property.
This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Instrument Number 20020214-0019862; 20020523-0063131; Book 3027, page 526; and Book 3027, page 536, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 353 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 15th day of November, 2006.

Jennifer Dunphy
Jennifer M. Dunphy

David Alan Brubaker by Jennifer Dunphy, Attorney in fact
David A. Brubaker

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer M. Dunphy, 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 15th day of November, 2006.

Notary Public

My Commission Expires:

(SEAL)

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

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jennifer Brubaker, 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 David A. Brubaker and acknowledged that he/she executed the same as the free act and deed of the said David A. Brubaker.

Witness my hand and official seal at
Nashville, Tennessee
on this the 15th day of November, 2006.

NOTARY PUBLIC

My Commission Expires: 7-24-10

JOHN GLEAVES
NOTARY PUBLIC

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.