Davidson County DEEDWARR Recvd: 04/18/07 08:24 2 pg Fees:13.00 Taxes:932.03 20070418-0046014 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $251,900.00 Affiant Subscribed and sworn to before me, this 13th day of April, 2007. Notary Public Expiration of commission.

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES MAY 14, 2008

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ann E. Fly	**New Owners**	**Map 104-1-O-B, Parcel 73-CO**
312 Normandy Circle		
Nashville, Tennessee 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

Michael J. Ford, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ann E. Fly, an woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 312 on Lot No.4 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 in Instrument No. 20020214-0019862 and First Amendment of record 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 in Instrument No. 20020214-0019862 and shown as Exhibit "A" on the First Amendment to Master Deed of record under Instrument No. 20020523-0063131, Register's Office for Davidson County, Tennessee, for a more complete identification and description thereof.

Being the same property conveyed to Michael J. Ford, , by Warranty Deed, from David H. Thomas, married, of record in Instrument No. 20041103-0132465, Dated November 1, 2004, Registef's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictive covenants contained in an instrument of record in Book 4984, page 815, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association of record in Instrument No. 20020114-0005489, Register's Office for Davidson County, Tennessee.
Sanitary Sewer Easement of record in Book 3027, page 526, Book 3027, page 536 and Book 4218, page 818, Register's Office for Davidson County, Tennessee.
Master Deed of record in Instrument No. 20020214-0019862 and Instrument No. 20020523-0063131, Register's Office for Davidson County, Tennessee.
Subject to right of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to Home Owners Association dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 312 Normandy Circle, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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 13th day of April, 2007.

Michael J. Ford

*Teshia Ford, spouse of Michael J. Ford, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Teshia Ford

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Michael J. Ford, and wife, Teshia Ford , the within named sellers, with whom I am personally acquainted (or proved to me their identity 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, at office, this 13th day of April, 2007.

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:

MY COMMISSION **EXPIRES:**
JULY 18, 2009

File #: **07291-JM**

RECORD & RETURN TO:

Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067
(615) 370-4443