PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 07/10/07 16:14 3 pgs
Fees:18.00 Taxes:906.50
**20070710-0082348**

W & I Ref:( dm ) Title No: 48760
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Matt G. Kingrey<br>368 Normandy Circle<br>Nashville, Tennessee 37209 | SAME |

**TAX MAP-PARCEL NUMBERS:** 104010B11500C0

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$245,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jillian Alice Danker , unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Matt G. Kingrey, an unmarried person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

**To Wit:**

A Condominium Apartment in Davidson County, Tennessee, Being Unit No.368 on Lot No. 18 of Normandy Place Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "E" of record in Doc. No. 20020214-0019862 and shown as Exhibit "A" to the first Amendment to the Master Deed of record in Doc. No. 20020523-0063131, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Jillian Alice Danker by deed from Jason R. Gilky and wife, Deborah A. Gilky of record in Doc. No. 20050114-0005359, Register's Office for Davidson County, Tennessee.

**Description Reference:** Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "E" to the Master Deed in Doc. No. 20020214-0019862 and shown as Exhibit "A" to the Master Deed of record in Doc. Non. 20020523-0063131, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Doc. No. 20020214-0019862, amended in Doc. No. 20020523-0063131, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

**This is improved property, known as: 368 Normandy, Nashville, Tennessee 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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised 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.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 6th day of July, 2007.

Jillian Alice Danker

**State of**

**County of**

On this 6th day of July, 2007 , before me the undersigned authority, personally appeared Jillian Alice Danker , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: **My Commission Expires May 2, 2011**

Notary

**State of**

**County of**

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $245,000.00

Affiant

Sworn and subscribed before me this the 6th day of July, 2007

Notary Public

My Commission Expires: 3/29/11

AMY CROSS NANCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rosemary Smithson

Signature

State of TN

County of Williamson

Personally appeared before me, Amy Cross Nance a notary for this county and state Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 3/29/11.

Notary's Seal (If on paper)

