WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/01/08 10:25 2 pgs
Fees:13.00 Taxes:906.50

20080401-0032452

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $245,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of March, 2008.

Notary Public

My commission expires: 7/31/11 (AFFIX SEAL)

ROSEMARY P. SMITHSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jennifer Elaine Platt	SunTrust Mortgage Inc	Map 104-01-0-B, Parcel 122CO
378 Normandy Circle	1001 Semmes Ave	
Nashville, TN 37209	Richmond, VA 23224	

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

RICHARD E. HUNTER, JR., AS EXECUTOR OF THE LAST WILL AND TESTAMENT OF ANGELA M. HUNTER , DECEASED, AND RICHARD E. HUNTER, JR. AS DEVISEE UNDER THE LAST WILL AND TESTAMENT OF ANGELA M. HUNTER, DECEASED.

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

Jennifer Elaine Platt

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. 378 on Lot No. 20 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 and First Amendment of record under Instrument No. 20020523-0063131and further amended in Instrument No. 20080222-0017616, 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 shown on Exhibit "A" to the First Amendment to Master Deed of record under Instrument No. 20020523-0063131,said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Angela M. Hunter, unmarried, by Deed from Normandy Place, L.L.C., a Tennessee limited liability company, of record in Instrument No. 20030114-0005852, Register's Office for Davidson County, Tennessee. The said Angela M. Hunter having since died October 26, 2007, leaving a Last Will and Testament dated September 13, 2001, which was admitted to Probate in the Probate Court of Davidson County, Tennessee, under Case No. 07P1829 (the "Will"). Pursuant to the provisions of the said Will, the property is vested to Richard E. Hunter, Jr.

NOTWITHSTANDING the above, Richard E. Hunter, Jr., in his capacity as Executor of the Last Will and Testament of Angela Marie Hunter has joined in the execution of this Deed to express the consent of the Estate to the sale of the above described property and to convey any interest in the property which might be vested in him as Executor or otherwise held by the Estate to the within named Grantee.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Normandy Place Condominiums, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW, NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN OR THEIR RESPECTIVE SPOUSES.

This is Improved (_X__) Unimproved (____) property, known as: **378 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Notwithstanding the above, Richard E. Hunter, Jr., shall have no individual liability or responsibility for the above recited warranty of title and have executed this Deed exclusively in his representative capacity.

Witness my/our hand(s) this **28th** day of **March, 2008.**

Richard E. Hunter, Jr., Executor, under the Last Will and Testament
Angela M. Hunter

Richard E. Hunter, Jr., Devisee

STATE OF WASHINGTON
COUNTY OF KITSAP

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

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **March, 2008.**

Notary Public

My Commission Expires: 07-26-2010

LINDA F LOPEZ NOTARY PUBLIC Jul 26 2010 STATE OF

STATE OF WASHINGTON
COUNTY OF KITSAP

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

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **March, 2008.**

Notary Public

My Commission Expires: 07-26-2010

LINDA F LOPEZ NOTARY PUBLIC Jul 26 2010 STATE OF