WARRANTY DEED

JAMES A. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $248,500.00.

Affiant

Subscribed and sworn to me on May 23, 2008.

NOTARY PUBLIC

My Commission Expires: 1-8-12

Davidson County DEEDWARR
Recvd: 05/29/08 10:27 2 pgs
Fees:13.00 Taxes:919.45

20080529-0054599

BOX 50-B

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

PREPARED BY:
John Cobb Rochford
Law Office of John Cobb Rochford, PLLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Allison M. Greening 375 Normandy Circle Nashville, TN 37209	BANKROFF AMERICA 9000 SOUTH SIDE JACKSONVILLE FL 32256	104-01-0B-148.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DIANE M. YATES, unmarried,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **ALLISON M. GREENING, unmarried,** hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 375 on Lot No. 43 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. 20020523-0063131, 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 under Instrument No. 20020214-0019862 and as shown as Exhibit "A" on 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 Diane M. Yates, an unmarried woman, by Warranty Deed from Normandy Place, L.L.C., a Tennessee limited liability company, of record in Instrument No. 20021209-0151470, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2008 Davidson County and subsequent taxes are assumed by the Grantees; and
2. Subject to any and all covenants, conditions, zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c); and
3. The Plan as shown on Exhibit "A" to the Master Deed under Instrument No. 20020214-0019862 and amended by First Amendment to Master Deed of record under Instrument No. 20020523-0053131, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein; and
4. The Premises herein insured is a condominium apartment established pursuant 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; 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 under Instrument No. 20020214-0019862 and First Amendment of record under Instrument No. 20020523-0063131, Register's Office for Davidson County, Tennessee; and

5. Charter of Normandy Place Condominium Owners' Association, Inc., of record under Instrument No. 20020114-0005489, said Register's Office; and
6. Easements for Sanitary Sewer and/or Storm Drainage of record in Book 3027, Pages 526 and 536, said Register's Office; and
7. Subject to all matters shown on the Plan of record in Book 1835, Page 10, said Register's Office; and
8. Restrictive Covenants contained in Instrument of record in Book 4984, Page 815, said Register's Office; and
9. Utility Easements of record in Instrument No. 20080222-0017558, said Register's Office; and
10. Amendment to the Rules and Regulations for Normandy Place Condominiums of record in Instrument No. 20080222-0017616, said Register's Office.; and
11. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 375 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 GRANTEE, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized 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; and GRANTOR does further covenant and bind herself, hers heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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 our hands on May 23, 2008.

Diane M. Yates

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 23, 2008, before me personally appeared Diane M. Yates, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on May 23, 2008.

NOTARY PUBLIC

My Commission Expires: 1/3/2011

JOHN COBB ROBERSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE