WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/12/08 09:10 2 pg
Fees:13.00 Taxes:950.53
20080612-0060528

M. L. HICKERNELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,900.00

Karen B. Rollo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of June, 2008

M L Hickernell
Notary Public

MY COMMISSION EXPIRES: 8-9-09
(AFFIX SEAL)

File No.: 2008040037

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kendra K. Martin and David W. Barry	BANK OF AMERICA, N.A.	104-01-0-B 049.00 CO
(NAME)	(NAME)	
407 Normandy Place	P.O. Box 5355318	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	ATLANTA, GA 30353-5318	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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/WE, Francois Bailly and wife Manisha Desai, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kendra K. Martin and David W. Barry, 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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 407 on Lot No. 46 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 as amended 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 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 François Bailly and Manisha Desai, husband and wife, by Warranty Deed from Travis R. Prince, an unmarried man dated October 28, 2004 in Instrument Number 20041101-0130720 and re-recorded in Instrument Number 20050415-0042077, Register's Office of Davidson County, Tennessee.

This instrument executed pursuant to Power of Attorney recorded simultaneously herewith in Instrument Number 20080606-0060527, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 407 Normandy Place, Nashville, TN 37209
(House Number) (Street) (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 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.

Witness my/our hand(s) this 27th day of May, 2008.

Francois Bailly by nadesai ATF
Francois Bailly
BY Manisha Desai, Attorney in Fact
nadesai
Manisha Desai

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Manisha Desai, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 27th day of May, 2008.

Amanda Vaughn
Notary Public

My Commission Expires 1/24/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Manisha Desai, Attorney in Fact for Francois Bailly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Francois Baiily for the purposes therein contained pursuant to Power of Attorney executed by Francois Bailly.

Witness my hand and official seal on this the 27th day of May, 2008.

Amanda Vaughn
Notary Public

My Commission Expires 1/24/09

RETURN TO:

CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B
Nashville, TN 37206