McCann & Hubbard
1804 Williamson Ct., Ste. 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT WAS PREPARED BY:

H. Anthony Duncan
Attorney at Law
Nashville Bank & Trust Bldg.
4525 Harding Rd., Ste. 200
Nashville, TN 37205

RETURN TO:

~~New Owner~~

~~Return to:~~
McCann & Hubbard
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE)
COUNTY OF Davidson **)**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public, this 12th day of August, 2008.

Notary Public
My Commission Expires: 1/24/09

PATRICIA A. GREER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
Karen Brandon
342 Normandy Circle
Nashville, TN 37209

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:
104-1B-5-CO

KNOW ALL MEN BY THESE PRESENTS that we, **Nathan S. Basseen and wife, Kristin Basseen**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever quitclaim unto **Karen Brandon, unmarried**, her heirs and assigns, my entire right, title and interest in and to a certain tract and/or parcel of land in Davidson County, Tennessee, described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 342 on Lot No. 11 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, 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, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Nathan S. Basseen, unmarried, by Warranty Deed from Normandy Place, L.L.C., a Tennessee limited liability company, of record as Instrument No. 20020617-0073066, Register's Office for Davidson County, Tennessee.

This is improved property known as: **342 Normandy Circle, Nashville, TN 37209**.

Davidson County DEEDWARR
Recvd: 08/15/08 13:43 3 pgs
Fees:18.00 Taxes:932.40
20080815-0084146

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: Any and all visible easement on or across the property; rights or claims of parties in possession not shown by the public records; encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises; owners' association assessments or fees for subsequent years, if applicable, a lien not yet due and payable; county and/or city taxes for subsequent years, a lien not yet due and payable; and any matter of public record. Said taxes have been prorated between the parties as of the date of this instrument, with the **GRANTORS** paying their prorata share thereof to **GRANTEE** who will be responsible for payment of said taxes.

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,** her heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, her 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 hand this **11th** day of **August, 2008.**

Nathan S. Basseen

Kristin Basseen* Kristin Basseen by Nathan Basseen atty-in-fact
by Nathan S. Basseen, her attorney-in-fact

***Kristin Basseen hereby executes this instrument for the purposes of conveying any and all interest she may have by virtue of her marriage to Nathan S. Basseen.**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Nathan S. Basseen,** with whom I am personally acquainted or who proved to me based upon satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact for **Kristin Basseen,** maker (or a constituent of the maker) and is authorized by the maker (or by its constituent, the constituent being authorized by the maker,) to execute this instrument on behalf of the maker.

Witness my hand this **11th** day of **August, 2008.**

Notary Public

My Commission Expires: **12/27/09**

H. ANTHONY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Nathan S. Basseen**, with whom I am personally acquainted or who proved to me 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 this **11th** day of **August, 2008**.

Notary Public

My Commission Expires: **12/27/09**

