BILL GARRETT, Davidson County
Trans:T20090036887 DEEDWARR
Recvd: 06/03/09 15:12 2 pgs
Fees:13.00 Taxes:912.05
20090603-0051382

THIS INSTRUMENT WAS PREPARED BY:

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,500.00.

Affiant

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Sworn to and subscribed before me, the undersigned, a Notary Public, this 29 day of May, 2009.

Notary Public
My Commission Expires: 7-24-10

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
Lisa S. Mann
409 Normandy Circle
Nashville, TN 37209

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:
104-01-0B-047.00- CO

KNOW ALL MEN BY THESE PRESENTS that, **Joshua R. Houser and wife, Anne G. Houser** ("Grantor(s)"), 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 transfer and convey to **Lisa S. Mann, a married woman** ("Grantee(s)"), her heirs and assigns, our entire right, title, and interest in and to a certain tract and/or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being a certain Condominium Apartment in Davidson County, Tennessee, being Unit Number 409 on Lot Number 47 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 Number 20020214-0019862, and amended in Instrument Number 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 on Exhibit "A" on the First Amendment to Master Deed in Instrument Number 20020523-0063131, said Register's Office, for a more complete identification and said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Joshua R. Houser and wife, Anne G. Houser, by Warranty Deed from Angela L. Dixon, and Jennifer L. Garrett and Christy M. Ikner, all unmarried, of

record as Instrument No. 20040604-0066010, Register's Office for Davidson Country, Tennessee.

THIS conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

TAXES for the current year have been prorated and have been assumed by Grantee(s).

THIS is improved property known as: **409 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(s)**, her heirs and assigns forever, and I do covenant with the said **Grantee(s)** that I 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(s)**, 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 **29th** day of **May, 2009**.

Joshua R. Houser

Anne G. Houser

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Joshua R. Houser and wife, Anne G. Houser**, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand this **29th** day of **May, 2009**.

Notary Public

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

