# WARRANTY DEED

SHANNON PHELAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $241,500.00

Nicholas Greco
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 18TH DAY OF NOVEMBER, 2009.

NOTARY PUBLIC

MY COMMISSION EXPIRES

**THIS INSTRUMENT PREPARED BY**
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 09-03316 MATTHEWS CP

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP-PARCEL |
|---|---|---|
| Walker C. Mathews Jr. | ~~same~~ Franklin American | 104010B07300CO |
| 312 Normandy Circle | 501 Corporate Centre Drive Suite 400 | |
| Nashville, TN 37209 | Franklin TN 37067 | |

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

**ANN FLY HOWARD FKA ANN E. FLY AND HUSBAND SAM HOWARD**

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

**WALKER C. MATHEWS JR., AN UNMARRIED MAN**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 312 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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it 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 set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its 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 hand on the 18th day of November, 2009.

Ann Fly Howard fka Ann E. Fly

Ann Fly Howard fka Ann E. Fly

Sam Howard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, ANN FLY HOWARD AND SAM HOWARD, the bargainor(s), with whom I am personally acquainted (or 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 and official seal at Franklin, Tennessee, this 18th day of November, 2009.

Notary Public

My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20090080204 DEEDWARR
Recvd: 11/25/09 12:59 2 pgs
Fees:13.00 Taxes:893.55

20091125-0108552

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 3, 2012

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 312 on Lot No. 4 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 in Instrument No. 20020214-0019862 and First Amendment of record in 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 in Instrument No. 20020214-0019862 and shown as Exhibit "A" on the First Amendment to Master Deed of record und er Instrument No. 20020523-0063131, Register's Office for Davidson County, Tennessee, for a more complete identification and description thereof.

Being the same property conveyed to Ann E. Fly, an woman by Warranty Deed from Michael J. Ford, married, recorded on the 18th day of April, 2007 in Instrument No. 20070418-0046014, in the Register's Office of Davidson County, Tennessee.

Ann E. Fly having since married and is now known as Ann Fly Howard.

Sam Howard joins in this conveyance to convey any marital interest he may have in subject property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Covenants, Conditions and Restrictions as recorded in Book 4984, Page 815 , 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).

d. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing NORMANDY PLACE Condominium of record in Instrument No. 20020214-0019862 , as amended by instrument(s) of record in Instrument No. 20020523-0063131; also subject to easements, rights and interests 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.

e. Easement for Sanitary Sewer, recorded in Book 3027, Page 526, Book 3027, Page 536 and Book 4218, Page 818.

f. Amendment to the Rules and Regulations for Normandy Place Condominiums recorded at Instrument No. 20080222-0017616.

g. Easement for Utility, recorded in Instrument No. 20080222-0017558.

h. Charter of Normandy Place Condominium Owners Association, Inc. recorded at Instrument No. 20020114-0005489.

i. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

j. Property taxes for the current year.