THIS INSTRUMENT PREPARED BY: **Mudter and Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 29533-05-2010** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $247,000.00. Affiant Subscribed and sworn to before me this 7th day of May, 2010. Notary Public My Commission Expires:

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Kaushik Mukherjee, Anamika B. Mukherjee 307 Normandy Circle Nashville, TN 37209	SunTrust Mortgage Inc. 1001 Semmes Avenue Richmond, VA 23224	Map and Parcel No.: 104010B09700CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Franklin Brown**, married, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kaushik Mukherjee and wife, Anamika B. Mukherjee** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 307 Normandy Circle, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Molly Helton Brown, spouse of Franklin Brown, joins in the execution of this instrument for the purposes of conveying any marital interest she may have in subject property by virtue of her marriage to the said Franklin Brown.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 7th day of May, 2010.

Franklin Brown

Molly Helton Brown

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Franklin Brown and Molly Helton Brown**, 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, at office, this 7th day of May, 2010.

Notary Public

My Commission Expires:

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans:T20100029967 DEEDWARR
Recvd: 05/18/10 15:08 2 pgs
Fees:13.00 Taxes:913.90

20100518-0038403

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 307 on Lot No. 34 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. 20020214-019862 and as amended under Instrument No. 20020523-0063131, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, 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 "A" to the Master Deed of record under Instrument No. 20020214-0019862 and as amended by 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 Franklin Brown by deed dated 10/24/2008 from Jerry Brown and wife, Jerilyn Brown of record in Instrument No. 20081028-0107314, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2010 Taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of Normandy Place Condominium Owner's Association, Inc. of record in Instrument No. 20020114-0005489, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Normandy Place Condominiums, of record in Instrument No. 20020214-0019862, amended in Instrument No. 20020523-0063131, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 1835, page 10, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. Amendment to Rules and Regulations of record in Instrument No. 20080222-0017616, Register's Office for Davidson County, Tennessee.