BILL GARRETT, Davidson County
Trans:T20100033198 DEEDWARR
Recvd: 06/02/10 10:51 2 pgs
Fees:13.00 Taxes:869.50

20100602-0042328

WARRANTY DEED

G-VRE-10-0386

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF May, 2010.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DAVID DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren Nicole Leach	Regions Bank d/b/a Regions Mortgage	
386 Normandy Circle	(NAME) 2050 Parkway Office Circle, RCN-6	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Birmingham, AL 35244	104-1-B-128.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we COLLEEN JONES, A SINGLE WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LAUREN NICOLE LEACH AND COLT MICHAEL MCCLAIN, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that 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. 386 ON LOT NO. 22 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 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 AS EXHIBIT "A" ON 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 COLLEEN JONES, A SINGLE WOMAN BY WARRANTY DEED FROM NORMANDY PLACE, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 24TH DAY OF JANUARY, 2003 IN INSTRUMENT NO. 20030124-0009994, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

OLIVER ILAGAN JOINS IN THIS INSTRUMENT TO CONVEY AND AND ALL INTEREST HE MAY HAVE IN AND TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN PLAT BOOK 1835, PAGE 10; BOOK 4218, PAGE 818; BOOK 3027, PAGE 526; BOOK 3027, PAGE 536; AND INSTRUMENT NUMBER 20020114-0005489; 20020214-0019862; 20020523-0063131; 20080222-0017616; 20080222-0017558; AND 20041230-0155033, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TEENEESSEE.

unimproved ( )
This is improved (X) property, known as 386 Normandy Circle, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 17th day of May, 2010.

Colleen Jones

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Colleen Jones, the within named bargainor, with whom I am personally acquainted (or 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 and official seal, this the 17th day of May, 2010.

Notary Public

* and Oliver Ilagan

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903