Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100038655 DEEDWARR
Recvd: 06/24/10 15:58 2 pgs
Fees: 13.00 Taxes: 917.60

20100624-0049554

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF June, 2010.

Notary Public

MY COMMISSION EXPIRES: May 8, 2012
(AFFIX SEAL)

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Taylor Wallace	WR Starkey	Map 104-10-B
(NAME) 306 Normandy Circle	(NAME) 5055 W. Park Blvd	Parcel 68.00 CO
(ADDRESS) Nashville, TN 37209	(ADDRESS) Plano TX 75093	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **SCOTT ROSE, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW TAYLOR WALLACE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 306 on Lot No. 2 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 as amended under Instrument No. 20020523-0063131, Register's Office for Davidson County, Tennessee, including without limitation the Bylaws 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 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 Scott Rose by Warranty Deed dated March 31, 2004 from Lynwood Deal Jordan and wife, Kelly Antoinette Jordan, of record in Instrument No. 20040401-0036813, Register's Office for Davidson County, Tennessee

Grantor warrants that he has never lived in this property as a married person and that the said property is not subject to any marital rights therein.

This conveyance is subject to (a) 2010 real property taxes; (b) all matters appearing on the plan of record in Book 1835, page 10, said Register's Office; (c) 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; (d) Amendment to the Rules and Regulations for Normandy Place Condominiums of record in Instrument No. 20080222-0017616, said Register's Office; (e) Covenants, Conditions and Restrictions of record in Book 4984, page 815, said Register's Office; and (f) easements of record in Book 3027, page 526, Book 3027, page 536 and Instrument #20080222-0017558, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 306 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 21st day of June, 2010.

Scott Rose

STATE OF MISSOURI
COUNTY OF St. Louis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Scott Rose, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Clayton (city), Missouri this 21st day of June, 2010.

Commission expires:

Notary Public

Joe D Jacobson
Notary Public Notary Seal
State of Missouri County of St Louis
My Commission Expires 08/24/2012
Commission # 08507326