BILL GARRETT, Davidson County
Trans:T20110028757 DEEDWARR
Recvd: 05/13/11 14:09 3 pgs
Fees:18.00 Taxes:810.30
20110513-0036916

Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $219,000.00

Affiant

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this 11th day of May 2011.

Notary Public
My commission expires: 3/4/13

Address of New Owner:	Send Tax Bills to:	Tax Information
Kendra Lynn Davies 378 Normandy Cr. Nashville TN 37209	Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle Birmingham AL 35244	104010B12200CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Jennifer Elaine Platt, unmarried hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Kendra Lynn Davies hereinafter called the Grantee(s) her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a certain condominium Apartment in Davidson County, Tennessee being Unit No. 378 on Lot No. 20 of the Normandy Place Condominium, 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 amended in Instrument Nos. 20020523-0063131, 20080222-0017616, and 20101004-0079010, Register's Office for ~~Williamson~~ *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 in Instrument No. 20020523-0063131 said Register's Office for a more complete identification and description of such Unit.

Being the same property conveyed to Jennifer Elaine Platt by deed from Angela

M. Hunter of record in Instrument No. 20080401-0032452 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2011 taxes a lien which are not yet due and payable. 2) All matters appearing on plans of Acklen Heights of record in Book 4472 Page 224 and Book 4595 Page 193, Register's Office for Davidson County, Tennessee 5) Easement to City of Nashville of record in Book 3027 Page 526 3) Plans of record in Book 1835 page 10 4) Restrictive Covenants of record in Book 4984 Page 815 5) Easement to Boyles Galvanizing of record in Book 4218 Page 818 6) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Instrument No. 20020214-0019862 and amended in Instrument No. 20020523-0063131Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest 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; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Normandy Place Condominiums and recorded instrument No. 20020214-0019862 and amended in Instrument No. 20020523-0063131 Register's Office for said county. 7) Charter of Normandy Place Condominium Association, Inc. of record in Instrument No. 20020114-0005489

This property is improved property known as 378 Normandy Cr., Nashville, Tennessee 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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 11th day of May, 2011.

Jennifer Elaine Platt

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 Jennifer Elaine Platt , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 11th day of May, 2011.

Notary Public

My Commission expires: 2/28/15

FILE NO: 06765

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY