THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11050457**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $215,000.00. Affiant Subscribed and sworn to before me, this 13th day of June, 2011. Notary Public My Commission Expires: 11/7/12

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20110035463 DEEDWARR
Recvd: 06/14/11 11:12 2 pgs
Fees:13.00 Taxes:795.50
20110614-0045493

WARRANTY DEED

Address New Owner: Taylor B. Wootton 352 Normandy Cir Nashville TN 37209	Send Tax Bills To: Fifth Third Mortgage Co. 5001 Kingsley Dr., MD 1MOBS2 Cincinnati, OH 45227	Tax Information: Tax Parcel ID No. 104010B01300CO

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, **Steven M. Walsh and Dena Engel, formerly known as Dena L. Walsh** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Taylor B. Wootton, an unmarried ~~man~~ woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 352, on Lot No. 14 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. 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 "A" to the Master Deed of record in Instrument No. 20020214-0019862, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Steven M. Walsh and wife, Dena L. Walsh by Warranty Deed from Carol Lynn Smith and Angela Dixon Smith, joint tenants with rights of survivorship, recorded on the 3rd day of May, 2005 in Instrument No. 20050503-0049546, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

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.

This is improved property located at 352 Normandy Cir Nashville TN 37209

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 13th day of June, 2011.

Steven M. Walsh

Dena Engel by Steven M. Walsh, Attorney in Fact
Dena Engel, formerly known as Dena L. Walsh
By Steven M. Walsh, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Steven M. Walsh, individually and as Attorney-in-Fact for Dena Engel, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of June, 2011.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

Power of Attorney in Instrument # 20110614-0045492, Register's for Said County.