BILL GARRETT, Davidson County
Trans:T20110048262 DEEDWARR
Recvd: 08/08/11 10:00 4 pgs
Fees:23.00 Taxes:852.85
20110808-0060694

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| **THIS INSTRUMENT PREPARED BY:**<br>George V. Crawford, Jr.<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>315 Deaderick Street, Suite 1100<br>P. O. Box 198888<br>Nashville, Tennessee 37219-8888<br>(615) 244-4994<br>MARY FRANCES RUDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $230,500.00.<br><br>Jennifer Ann Chichester<br>AFFIANT<br><br>Subscribed and sworn to before me, this 28th day of July, 2011.<br><br>Mary Frances Rudy<br>Notary Public<br><br>My Commission Expires: 5-20-14 |

| Address New Owner As Follows: | Send Tax Bills To: | Map-Parcel Number: |
|---|---|---|
| James Stephen Daves and<br>Jennifer Ann Chichester<br>420 Normandy Circle<br>Nashville, TN 37212 | Synovus Mortgage Corp.<br>2204 Lakeshore Dr. #325<br>Birmingham, AL 35209 | 104-01-0-B106.00CO |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID H. JOHNSON AND WIFE, BEVERLY B. JOHNSON**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **JAMES STEPHEN DAVES, AN UNMARRIED MAN AND JENNIFER ANN CHICHESTER, AN UNMARRIED WOMAN,** hereinafter called the

Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 420, together with the appurtenant interest in the common elements of Normandy Place Condominiums Horizontal Property Regime established by Master Deed of record in Instrument No. 20020214-0019862, as amended in Instrument No. 20020523-0063131, Register's Office for Davidson County, Tennessee, and further amended at Instrument No. 20101004-0079010, said Register's Office, 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 "E" to the Master Deed of record in Instrument No. 20020214-0019862, as shown on 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.
and being located upon Lot 31 on the Plan of Revised plan Acklen Heights, of record in Book 1835, page 10, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David H. Johnson and wife, Beverly B. Johnson by deed from Kelly A. Donovan, of record as Instrument No. 20070529-0063391, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2011 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration 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 buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and ByLaws establishing a Horizontal Property Regime of Normandy Place Condominiums Condominium, of record in Instrument No. 20020214-0019862, as amended at Instrument No. 20020623-0063131, and further amended at Instrument No. 20101004-0079010, Register's Office for said County.

3. Amendment to Rules and Regulations of Normandy Place Condominiums, of record at Instrument No. 20080222-0017616, Register's Office for Davidson County, Tennessee.

4. Matters shown on the Plan of record in Book 1835, page 10, Register's Office for Davidson County, Tennessee.

5. Grant of underground utility easement to Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 20080222-0017558, Register's Office for Davidson County, Tennessee.

6. Rights of others in and to the common elements.

This is improved property known as: 420 Normandy Circle, Nashville, TN 37212.

**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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

**WITNESS** my hand this 28th day of July, 2011.

David H. Johnson
David H. Johnson

By: Beverly B. Johnson, Att'or-in-fact
Beverly B. Johnson, Attorney-in-fact

Beverly B. Johnson
Beverly B. Johnson

STATE OF TEXAS )
COUNTY OF Dallas )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BEVERLY B. JOHNSON**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

**WITNESS** my hand, at office, this 22 day of July, 2011

C. R. HENDERSON
Notary Public, State of Texas
My Commission Expires
August 07, 2011

Notary Public

My Commission Expires: 8-7-2011

STATE OF TEXAS
COUNTY OF DALLAS )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BEVERLY B. JOHNSON**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 22 day of July, 2011

Notary Public

C. R. HENDERSON
Notary Public, State of Texas
My Commission Expires
August 07, 2011

My Commission Expires: 8-7-11