THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 11070773

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me, this 19th day of August, 2011.

Notary Public
My Commission Expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

BILL GARRETT, Davidson County
Trans: T20110053017 DEEDWARR
Recvd: 08/29/11 10:20 2 pgs
Fees: 13.00 Taxes: 810.30
20110829-0066480

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ashley M. Thomas 390 Normandy Circle Nashville TN 37209	~~New Owner~~ Bank of America, N.A. P.O. Box 515507 Los Angeles, CA 90051-6807	Tax Parcel ID No. 104-10B-131.00 CO

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, **Sean C. Cunningham, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ashley M. Thomas, unmarried** ("Grantees"), her 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. 390 on Lot No. 23 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 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 under Instrument No. 20020214-0019862 and as shown 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 by Warranty Deed from Andrew S. Dunn, III, unmarried to Sean C. Cunningham, unmarried as recorded on the 8th day of June, 2009 in Instrument No. 20090608-0052736 and Warranty Deed from Jennifer Martin (fka Jennifer R. Dempsey), married to Andrew S. Dunn, III as recorded on the 19th day of October, 2005 in Instrument No. 20051019-0126036, 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 Nos. 20020523-0063131 and 20101004-0079010; 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.

Charter of Normandy Place Owner's Association, Inc. recorded at Instrument No. 20020114-0005489.

Deed of Conveyance to Normandy Place Owner's Association recorded at Instrument No. 20041230-0155033.

Lindsay Abernethy, wife of Sean C. Cunningham, joins in this instrument for the purpose of conveying any and all interest, marital or otherwise, in said property.

This is improved property located at 390 Normandy Circle Nashville TN 37209.

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 18th day of August, 2011.

Sean C. Cunningham

STATE OF Minnesota)
COUNTY OF Washington)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sean C. Cunningham, 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 18th day of August, 2011.

Andrew Frederick Specht
Notary Public

My Commission Expires: January 31, 2016

ANDREW FREDERICK SPECHT
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/16