03

Realty Title

BILL GARRETT, Davidson County
Trans:T20110076801 DEEDWARR
Recvd: 12/05/11 15:33 2 pgs
Fees:13.00 Taxes:826.95
20111205-0094826

Warranty Deed

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $223,500.00.

Rachelle Cowell
Affiant

Subscribed and sworn to before me, this the 30th day of November, 2011

Diane K Mann
Notary Public

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Rebecca C. McKay	**MAGNA BANK**	
392 Normandy Circle	**6525 QUAIL HOLLOW #300**	104-01-0B-133.00
Nashville, TN 37209	**MEMPHIS, TN 38120**	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHARLES DAVID KILLION AND WIFE, KATHRYN MATHIS KILLION**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REBECCA C. MCKAY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 392 on Lot No. 24 of Normandy Place Condominiums, Phase III, 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 of Normandy Place Condominiums of record in Instrument No. 20020214-0019862 as amended in Instrument No. 20020523-0063131, and Amendment to Rules and Regulations amended in Instrument No. 20080222-0017616, Register's Office for Davidson County, Tennessee, 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, Phase III, for placement of Units, as shown on Exhibit "E" to the Master Deed of record in Instrument No. 20020214-0019862 and shown on Exhibit "A" to the First Amendment to Master Deed of record in Instrument No. 20020523-0063131, both in said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Charles David Killion and wife, Kathryn Mathis Killion by quitclaim deed from Charles David Killion and Kathryn Jo Mathis of record in Instrument Number 20100930-0077883, in the Register's Office for Davidson County, Tennessee, dated September 24, 2010.

Being the same property conveyed to Charles David Killion and Kathryn Jo Mathis, as joint tenants with right of survivorship by quitclaim deed from Charles David Killion of record in Instrument Number 20100712-0054556, in the Register's Office for Davidson County, Tennessee, dated July 6, 2010.

Being the same property conveyed to Charles David Killion by deed from Jodi Vedelli, unmarried of record in Instrument Number 20070410-0042557, in the Register's Office for Davidson County, Tennessee, dated March 29, 2007.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 392 Normandy Circle, Nashville, TN 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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of November, 2011.

Charles David Killion

Kathryn Mathis Killion

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Charles David Killion and Kathryn Mathis Killion, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of November, 2011.

Notary Public

My Commission Expires:

