BILL GARRETT, Davidson County
Trans:T20120018231 DEEDWARR
Recvd: 03/13/12 09:02 2 pgs
Fees:13.00 Taxes:814.00

20120313-0021508

WARRANTY DEED

R-WRAG-12-0362

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Amanda Vaughn
Affiant

Subscribed and sworn to before me, this 8th DAY OF March, 2012.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KALA ROSE VALIEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2015

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Richard A. Moore	Fifth Third Mortgage Co.	
362 Normandy Circle	(NAME) 5050 Kingsley Drive	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Cincinnati, OH 45227	104-1-B-20.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LETISHA RILEY ALEXANDER, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RICHARD A. MOORE, AN UNMARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 362 ON LOT NO. 16 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 NOS. 20020523-0063131, 20080222-0017616 AND 20101004-0079010, 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 AMENDED BY 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 QUITCLAIM DEED FROM NOEL H. RILEY, II TO LETISHA RILEY ALEXANDER AS RECORDED ON THE 10TH DAY OF FEBRUARY, 2009 IN INSTRUMENT NO. 20090210-0011729, CORRECTED IN SCRIVENER'S AFFIDAVIT RECORDED AT INSTRUMENT NO. 20110727-0057322 AND WARRANTY DEED FROM NORMANDY PLACE, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY TO LETISHA RILEY ALEXANDER, MARRIED AND NOEL H. RILEY, II, UNMARRIED AS RECORDED ON THE 30TH DAY OF AUGUST, 2002 IN INSTRUMENT NO. 20020830-0105149, CORRECTED IN SCRIVENER'S AFFIDAVIT RECORDED AT INSTRUMENT NO. 20110822-0064576, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID PROPERTY IS NOT THE PRIMARY MARITAL RESIDENCE OF LETISHA RILEY ALEXANDER.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD, INCLUDING THOSE LISTED IN PLAT BOOK 1835, PAGE(S) 10; INSTRUMENT NO. 20020114-0005489; INSTRUMENT NO. 20020214-0019862, AS AMENDED BY INSTRUMENT(S) OF RECORD IN INSTRUMENT NOS. 20020523-0063131, 20080222-0017616 AND 20101004-0079010; BOOK 4218, PAGE 818; BOOK 3027, PAGE 526 AND BOOK 3027, PAGE 536; INSTRUMENT NO. 20080222-0017558 AND INSTRUMENT NO. 20041230-0155033, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 362 Normandy Circle, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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; and we do covenant with the said GRANTEE(S) 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this 7th day of March, 2012.

Letisha Riley Alexander

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Letisha Riley Alexander, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of March, 2012.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903