BILL GARRETT, Davidson County
Trans:T20120036997 DEEDWARR
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Fees:13.00 Taxes:814.00
20120521-0043579

This instrument prepared by: Christopher J. Thornton, P.C.
1661 Aaron Brenner Drive #301
Memphis, TN 38120
901-758-2580 Cartus File # 2227421

WARRANTY DEED

THIS INDENTURE is made this the 17 day of February, 20 12, by Shannon L. Gilles, an unmarried person, First Parties, for the purpose of conveying the premises described herein to CARTUS FINANCIAL CORPORATION, Second Parties.

Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

I. WARRANTY DEED

W I T N E S S E T H:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Being a certain Condominium Apartment in Davidson County, Tennessee and being Unit No. 304 on Lot No. 2 of the Normandy Place Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Cove Annotated, and as established by a Master Deed for Normandy Place Condominiums of record in Instrument Number 20020214-0019862 and amended in Instrument No. 20020523-0063131, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to the party of the first part by Deed of record in Instrument Number 20101013-0082063 in the Register's Office for Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT

The plan of record in Instrument Number 20020214-0019862 amended in 20020523-0063131, 20080222-0017616 and 20101004-0079010, which shows an Owner's Certificate, certain notes, easements and setback lines; Master Deed and By-Laws of record in instrument No. 20020214-0019862 amended in 20020523-0063131, 20080222-0017616 and 20101004-0079010; Subject to the provisions of the Tennessee Horizontal Property Act in T.C.A. Section 66-27-101 et seq. of the Tennessee Code Annotated; Subdivision Restrictions, Building Lines, Easements and other matters of record in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2012, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, the said First Party have hereunder set their hand and seal the day and year first above written.

SHANNON L. GILLES

STATE OF Tennessee)

COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Shannon L. Gilles**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 14 day of February, 2012

WYVETTE D. HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires:
March 3, 2015

STATE OF _____)

COUNTY OF _____)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, 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 executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in _____ County, this the ____ day of _____, 20__.

_____
NOTARY PUBLIC

My Commission Expires:

_____

STATE OF Tennessee

COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 220,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Tina Hayes
AFFIANT

JOANN B. SISEMORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Subscribed and sworn to before me this the 16 day of May, 2012

JoAnn B Sisemore
NOTARY PUBLIC

My Commission Expires: 11/4/13

PROPERTY ADDRESS:
304 NORMANDY CIRCLE
NASHVILLE, TN 37209

PROPERTY OWNER/ PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
Cartus Financial Corp

ADDRESS:
40 Apple Ridge Rd
Danbury, CT 06810

PARCEL ID NO: MAP 104-01-0B PARCEL 067.00CO

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.