BILL GARRETT, Davidson County
Trans:T20120036997 DEEDWARR
Recvd: 05/21/12 09:33 2 pgs
Fees:13.00 Taxes:814.00
20120521-0043580

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 4 day of May, 20 12, by **CARTUS FINANCIAL CORPORATION, A DELAWARE CORPORATION**, First Parties, for the purpose of conveying the premises described herein to Thomas Larry Wynn, an unmarried man * Second Parties. * and Thomas Larry Wynn, Jr., an unmarried man

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 Warranty Deed of record in Instrument No. 20120521-0043579 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 as set forth above, and 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 TESTIMONY WHEREOF, the name of the First Party is hereunto affixed by its and attested and its seal affixed by its CLOSING AGENT, this 4 day of May, 20 12.

CARTUS FINANCIAL CORPORATION, A Delaware Corporation

By: Al Deterding
Title: Closing Agent

ATTEST:
By:
Title: Closing Agent

STATE OF NJ
COUNTY OF Burlington

On this day, before me personally appeared Al Deterding and Teresa Geczak, to me personally well known, who acknowledged that their the Closing Agent and Closing Agent of **CARTUS FINANCIAL CORPORATION, A DELAWARE CORPORATION,** and that they, as such officers, being authorized so to do, has signed, executed and delivered the foregoing instrument for the purposes therein contained by signing the name of the corporation by themselves as such officers.

WITNESS my hand and official seal this day of May 4. 2012.

Chanell Dunman
NOTARY PUBLIC

My Commission Expires: 3/16/17

Chanell Dunman
Notary Public
State of New Jersey
My Commission Expires 3/16/2017
Commission # 2357271

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.

AFFIANT

Subscribed and sworn to before me this the 18 day of May, 20 12.

NOTARY PUBLIC

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires:

PROPERTY ADDRESS:
304 NORMANDY CIRCLE
NASHVILLE, TN 37209

PROPERTY OWNER/ PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES: ClearPoint Funding Inc

ADDRESS: 4 Technology Drive, Suite 200
Westbourgh, MA 01481

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.