THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203-A** **Nashville, Tennessee 37215** **CRT File No. 12050808**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $235,000.00. Affiant Subscribed and sworn to before me, this31st day of May, 2012. Notary Public My Commission Expires:

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 30552
(Davidson County File Box 9-B)

BILL GARRETT, Davidson County
Trans:T20120040747 DEEDWARR
Recvd: 06/04/12 11:02 2 pgs
Fees:13.00 Taxes:869.50
20120604-0048227

KAREN FORD MARLIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Tara Anne Demmer 402 Normandy Circle Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104010B14000CO

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, **Kelli Cashiola now known as Kelli Cashiola Haywood, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tara Anne Demmer and husband, Tyler ~~Nielson~~*** ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

*Nielsen

Being a certain Condominium Apartment in Davidson County, TN, being Unit No. 402 on Lot No. 26 of the Normandy Place Condominium, a horizontal property regime, created under title 66, Section 27-101, et seq., as amended, TN Code Annotated, and as established by a Master Deed for Normandy Place Condominiums, of record under Instrument No. 20020214-0019862 and as amended in Instrument No. 20020523-0063131, RODC, TN, 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 Number 20020214-0019862 and as shown as Exhibit "A" on the first amendment to Master Deed of record under Instrument Number 20020523-0063131, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Kelli Cashiola, unmarried by Warranty Deed from Angela Simon, unmarried, recorded on the 2nd day of April, 2008 in Instrument No. 20080402-0033335, 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 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ACKLEN HEIGHTS, as recorded in Plat Book 1835, Page 10.

Charter of Homeowners Association recorded at Instrument No. 20020114-0005489.

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 Condominiums of record in Instrument No.

20020214-0019862, as amended by instrument(s) of record in Instrument Nos. 20020523-0063131, 20080222-0017616 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.

Easement for Right of Way, recorded in Book 4218, Page 818.

Easement for Sanitary Sewer, recorded in Book 3027, Page 526 and Book 3027, Page 536.

Easement for Utilities, recorded in Instrument No. 20080222-0017558.

Conveyance of Open Space to Homeowners Association recorded at Instrument No. 20041230-0155033.

This is improved property located at 402 Normandy Circle Nashville TN 37209.

The said property was never the marital residence of the Grantor.

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 31st day of May, 2012.

Kelli Cashiola Haywood

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kelli Cashiola Haywood, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2012.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014