THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1616 Westgate Circle, Ste 215** **Brentwood, TN 37027** **CRT File No. 12061106** BILL GARRETT, Davidson County Trans:T20120048350 DEEDWARR Recvd: 07/02/12 09:05 3 pgs Fees:18.00 Taxes:860.25 20120702-0057614	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $232,500.00. Affiant Subscribed and sworn to before me, this 29th day of June, 2012. Notary Public My Commission Expires: May 18, 2014

JAMES ALEXANDER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Scott Tsakeres 361 Normandy Circle Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-01-0B-022.00CO

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, **Nicholas Weimer, married*** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Scott Tsakeres, unmarried,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 361 on Lot No. 42 of the Normandy Place Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Normandy Place Condominiums of record in Instrument Number 20020214-0019862, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Nicholas Weimer by Warranty Deed from James T. Duncan III and wife, Janice L. Duncan of record at Instrument No. 20070601-0065018, Register's Office for Davidson County, Tennessee, dated May 29, 2007.

*Jennifer L Weimer joins in this conveyance for the purpose of conveying any and all interest she may have in and to the above described property as spouse of Nicholas Weimer.

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.

Taxes for the year 2012 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1835, Page 10 Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020214-0019862 and amended by Instrument No. 20020523-0063131, and further amended in Instrument Number 20101004-009010 Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Conveyance of Common Area by Quitclaim Deed of record in Instrument Number 20041230-0155033, in the Register's Office for DavidsonCounty, Tennessee.

Charter for Normandy Place Condo Association of record in Instrument Number 20020114-0005489, in the Register's Office for DavidsonCounty, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4984, Page 815, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3207, Page 526 and Book 3027, Page 536, in the Register's Office for Davidson County, Tennessee.

Amendment to By-Laws of record in Instrument Number 20080222-0017616, in the Register's Office for DavidsonCounty, Tennessee.

Utility Easement of record in Instrument Number 20080222-0017558, in the Register's Office for DavidsonCounty, Tennessee.

Amendment to the Rules and Regulations for Normandy Place Condominiums of record in Instrument Number 20080222-0017616, in the Register's Office for DavidsonCounty, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 361 Normandy Circle Nashville TN 37209

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 29th day of June, 2012.

Nicholas Weimer

Jennifer L Weimer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nicholas Weimer and Jennifer L Weimer, 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 29th day of June, 2012.

_____
Notary Public

My Commission Expires: _____

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

My Commission Expires September 9, 2014