WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120054820 DEEDWARR
Recvd: 07/26/12 09:24 2 pgs
Fees:13.00 Taxes:878.75
20120726-0065655

R-VRES-12-328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF July, 2012.

Carol A. Clawson
Notary Public

MY COMMISSION EXPIRES: 3-17-14
(AFFIX SEAL)

CAROL A. CLAWSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Madison Vannoy (NAME)	Madison Vannoy (NAME)	
328 Normandy Circle (ADDRESS)	328 Normandy Circle (ADDRESS)	**104-10-B-85.00C0**
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville TN 37209 (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 **SHEILA P. BALDWIN, TRUSTOR AND/OR TRUSTEE OF THE BALDWIN REVOCABLE LIVING TRUST DATED DECEMBER 31, 2008,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MADISON VANNOY, UNMARRIED,** 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:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 328 ON LOT NO. 8 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 NO. 20020523-083131, REGISTER'S OFFICE FOR DAVIDSON COUNTY. TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, SAID REGISTERS 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 AND INSTRUMENT NO. 20101004-0079010 AND AMENDMENT OF RECORD IN INSTRUMENT NO. 20120628-0056775 SAID REGISTERS OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO THE BALDWIN REVOCABLE LIVING TRUST, DATED DECEMBER 31, 2008, SHEILA P. BALDWIN, TRUSTOR AND/OR TRUSTEE BY QUITCLAIM DEED FROM SHEILA P BALDWIN OF RECORD IN INSTRUMENT 200901150004076, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 31, 2008. AND BEING THE SAME PROPERTY CONVEYED TO SHEILA P. BALDWIN BY QUITCLAIM DEED FROM ROBERT S. BALDWIN OF RECORD IN INSTRUMENT 200701080003408, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 1, 2006. AND FURTHER, BEING THE SAME PROPERTY CONVEYED TO SHEILA BALDWIN, MARRIED BY DEED FROM TARA LYNN WISE, MARRIED OF RECORD IN INSTRUMENT 200605080053103, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 4, 2006.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20020214-0019862 AMENDED IN INSTRUMETN NO. 20020523-0063131, INSTRUMENT NO. 20101004-0079010 AND 20120628-0056775; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 1835, PAGE 10; AMENDMENT TO RULES AND REGULATIONS OF RECORD IN INSTRUMENT NO. 20080222-0017616; CHARTER OF THE HOA OF RECORD IN INSTRUMENT NO. 20020114-0005489; EASEMENTS OF RECORD IN BOOK 3027, PAGES 526 AND 536; RESTRICTIONS OF RECORD IN BOOK 4984, PAGE 815; CONVEYANCE OF COMMON AREA OF RECORD IN INSTRUMENT NO. 20041230015033; EASEMENT OF RECORD IN INSTRUMENT NO. 200802220017558 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **328 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 20th day of July, 2012.

The Baldwin Revocable Living Trust

BY: Sheila P Baldwin

Sheila P. Baldwin,
Trustor and/or Trustee

STATE OF Tennessee
COUNTY OF Davidson

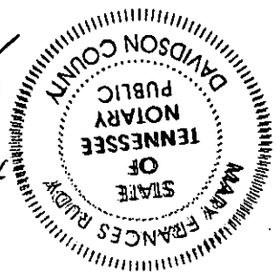
On this the 20th day of July, 2012, before me personally appeared Sheila P. Baldwin, Trustor and/or Trustee of the The Baldwin Revocable Living Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 20th day of July, 2012.

Ma Frances Rudy

Notary Public

My Commission Expires: 5-20-14



RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212