BILL GARRETT, Davidson County
Trans: T20130030914 DEEDWARR
Recvd: 04/16/13 09:49 2 pgs
Fees: 13.00 Taxes: 887.63

20130416-0037551

WARRANTY DEED

G-KW-13-345

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00

Affiant

Subscribed and sworn to before me, this 11th DAY OF April, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anna M. Brown	Regions Bank d/b/a Regions Mortgage	
345 Normandy Circle (ADDRESS)	2050 Parkway Office Circle (NAME) (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (CITY) (STATE) (ZIP)	104-1-B-34.00 CO

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 CHRISTOPHER SUNDAR AND KARA SUNDAR, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANNA M. BROWN, 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:

BEING A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 345 ON LOT NO. 38 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. 20020523-0063131, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, 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 NO. 20020214-0019862 AND AS SHOWN AS EXHIBIT "A" ON THE FIRST AMENDMENT TO MASTER DEED OF RECORD UNDER INSTRUMENT NO. 20020523-0063131, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO CHRISTOPHER SUNDAR AND WIFE, KARA SUNDAR BY WARRANTY DEED FROM STACY K. ROGERS, AN UNMARRIED WOMAN, RECORDED ON THE 16TH DAY OF MAY, 2007 IN INSTRUMENT NO. 20070516-0058682, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN PLAT BOOK 1835, PAGE 10; MASTER DEED OF RECORD IN INSTRUMENT NO. 20020214-0019862, AS AMENDED IN INSTRUMENT NOS. 20020523-0063131, 20101004-0079010 AND 20120628-0056775; HOA CHARTER OF RECORD IN INSTRUMENT NO. 20020114-0005489; EASEMENT FOR RIGHT OF WAY OF RECORD IN BOOK 4218, PAGE 818; EASEMENT FOR UNDERGROUND UTILITIES OF RECORD IN INSTRUMENT NO. 20080222-0017558; RULES AND REGULATIONS OF RECORD IN INSTRUMENT NO. 20080222-0017616; EASEMENT FOR SANITARY SEWER OF RECORD IN BOOK 3027, PAGE 526 AND BOOK 3027, PAGE 536; AND CONVEYANCE RO HOMEOWNER'S ASSOCIATION OF RECORD IN INSTRUMENT NO. 20041230-0155033, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 345 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 11th day of April, 2013.

Christopher Sundar

Kara Sundar

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher Sundar and Kara Sundar, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of April, 2013.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903