WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130033607 DEEDWARR
Recvd: 04/24/13 13:14 2 pgs
Fees:13.00 Taxes:936.10
20130424-0040685

R-VRES-13-420

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,000.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF April, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH 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
Ashley Hester	new owner (NAME)	
420 Normandy Circle (ADDRESS)	(ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	104-01-0-B-106.00CO

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, I/we JAMES STEPHEN DAVES, UNMARRIED AND JENNIFER ANN CHICHESTER, UNMARRIED , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ASHLEY HESTER, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 420, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF NORMANDY PLACE CONDOMINIUMS HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN INSTRUMENT NO. 20020214-0019862, AS AMENDED IN INSTRUMENT NO. 20020523-0063131, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND FURTHER AMENDED AT INSTRUMENT NO. 20101004-0079010, AND INSTRUMENT NO. 20120628-0056775, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, 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 IN INSTRUMENT NO. 20020214-0019862, AS SHOWN ON EXHIBIT "A" ON THE FIRST AMENDMENT TO MASTER DEED OF RECORD IN INSTRUMENT NO. 20020523-0063131, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT, AND BEING LOCATED UPON LOT 31 ON THE PLAN OF REVISED PLAN ACKLEN HEIGHTS, OF RECORD IN PLAT BOOK 1835, PAGE 10, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JAMES STEPHEN DAVES, AN UNMARRIED MAN AND JENNIFER ANN CHICHESTER, AN UNMARRIED WOMAN BY WARRANTY DEED FROM DAVID H. JOHNSON AND WIFE, BEVERLY B. JOHNSON, OF RECORD IN INSTRUMENT NO. 20110808-0060694, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 28, 2011 AND RECORDED AUGUST 8, 2011.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN BOOK 1835, PAGE 10; INSTRUMENT NO. 20020214-0019862, AMENDED IN INSTRUMENT NO. 20020523-0063131, INSTRUMENT NO. 20101004-0079010 AND INSTRUMENT NO. 20120628-0056775; INSTRUMENT NO. 20080222-0017616; INSTRUMENT NO. 20020114-0005489; INSTRUMENT NO. 20041230-0155033; INSTRUMENT 20020523-0063131; INSTRUMENT NO. 20080222-0027558, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 420 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 17th day of April, 2013.

James Stephen Daves

Jennifer Ann Chichester by
James Stephen Daves, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Stephen Daves, 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 17th day of April, 2013.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared JAMES STEPHEN DAVES to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JENNIFER ANN CHICHESTER and who acknowledged he/she/they executed the same as the free act and deed of the said JENNIFER ANN CHICHESTER.

Witness my hand and official seal, this the 17th day of April, 2013.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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