WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN.

G-VRES-13-391

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

PREPARED BY: BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

BOX 50-B
RETURN TO:

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBER (S)
Evan Granier (NAME)	Regions Mortgage (NAME)	
391 Normandy Circle (ADDRESS)	2050 Parkway office Cir (ADDRESS)	104-1-B-143.00 CO
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Birmingham AL 35244 (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 **JOSHUA D. HUTCHESON, A SINGLE PERSON AND CHRISTINA M. INFUSINO, A SINGLE PERSON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **EVAN GRANIER, A SINGLE PERSON,** 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. 391 ON LOT NO. 45 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 200202140019862 AS AMENDED IN INSTRUMENT 200205230063131, AMENDED AT INSTRUMENT NOS. 20101004-0079010 AND 20120628-0056775, 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 IN INSTRUMENT 200202140019862, AMENDED BY FIRST AMENDMENT IN INSTRUMENT 200205230063131, AMENDED AT INSTRUMENT NOS. 20101004-0079010 AND 20120628-0056775, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOSHUA D. HUTCHESON, A SINGLE PERSON AND CHRISTINA M. INFUSINO, A SINGLE PERSON, AS JOINT TENANTS WITH COMMON LAW RIGHTS OF SURVIVORSHIP BY WARRANTY DEED FROM KIMBERLY A. CIERO AND HUSBAND NICHOLAS M. CIERO, RECORDED ON THE 30TH DAY OF AUGUST, 2010 IN INSTRUMENT NO. 20100830-0068749, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH ON THE PLAT OF RECORD IN PLAT BOOK 1835, PAGE 10; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20020214-0019862, AS AMENDED BY INSTRUMENTS OF RECORD IN INSTRUMENT NOS. 20020523-0063131, 20101004-0079010 AND 20120628-0056775; CHARTER OF NORMANDY PLACE HOA OF RECORD IN INSTRUMENT NO. 20020114-0005489; EASEMENTS OF RECORD IN BOOK 4218, PAGE 818, INSTRUMENT NO. 20080222-0017558, INSTRUMENT NO. 20080222-0017616, BOOK 3027, PAGE 526, BOOK 3027, PAGE 536, INSTRUMENT NO. 20041230-0155033 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as 391 Normandy Circle Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans: T20130035288 DEEDWARR
Recvd: 04/30/13 09:04 2 pgs
Fees: 13.00 Taxes: 921.30
20130430-0042712

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 26th day of April, 2013.

Joshua D. Hutcheson by Christina M. Infusino, Attorney in Fact

Christina M. Infusino

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared CHRISTINA M. INFUSINO 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 JOSHUA D. HUTCHESON and who acknowledged she executed the same as the free act and deed of the said JOSHUA D. HUTCHESON.

Witness my hand and official seal, this the 26th day of April, 2013.

Notary Public
My Commission Expires:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christina M. Infusino, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of April, 2013.

Notary Public

My Commission Expires:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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