BILL GARRETT, Davidson County
Trans:T20130041203 DEEDWARR
Recvd: 05/17/13 09:27 2 pgs
Fees:13.00 Taxes:899.10

20130517-0049791

WARRANTY DEED

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$243,000.00**.

Affiant

Subscribed and sworn to before me, this the 14 day of May, 2013.

Notary Public

My commission expires: 08-23-16

(AFFIX SEAL)

KAREN L. TRUBY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-23-16

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Noel E. Hendelbrok **Michelle L. Ojima**		**Map 104-01-0-B, Parcel 061.00CO**
416 Normandy Circle	Same	
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Daniel N. Cypra and Mary E. Payne, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Noel E. Hendelbrok and Michelle L. Ojima, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 416 on Lot No. 30 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 First Amendment of record 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 shown on Exhibit "A" to 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 Daniel N. Cypra, unmarried by Deed, dated September 20, 2006, from Shasta Pins, married, of record in Instrument No. 20060928-0120227, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws

for the administration thereof, of record aforementioned; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Normandy Place Condominiums, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is improved (_X__) Unimproved (____) property, known as **416 Normandy Circle, Nashville, TN 37209**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 10th day of **May, 2013.**

Daniel N. Cypra

Mary E. Payne

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Daniel N. Cypra and Mary E. Payne,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of **May, 2013.**

Notary Public

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 9-19-16