BILL GARRETT, Davidson County
Trans:T20130056040 DEEDWARR
Recvd: 07/02/13 09:04 2 pgs
Fees:13.00 Taxes:880.60

20130702-0068027

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

When recorded return to:
Residential & Commercial Title Services
1720 West End Avenue, Suite 405
Nashville, TN. 37203
(615) 921-8684

File No. RB1340

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***238,000.00.

BRamans
Affiant

Subscribed and sworn to before me this 28th day of June, 2013.

Notary Public

My Commission Expires: 12-03-13

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Brittany Ramans 347 Normandy Circle Nashville, Tennessee 37209	Movement Mortgage, LLC 841 Seahawk Circle Virginia Beach, VA 23452	MAP 104-01-0 B PARCEL 032.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Eight Thousand and 00/100 Dollars ($***238,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Aaron D. Sundstrom, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Brittany Ramans, _____, (hereinafter called the "GRANTEES"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 347 on Lot No. 39 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, Instrument 20101004-0079010 and Instrument 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 "A" to the Amendment to Master Deed of record under Instrument No. 20020523-0063131, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.

BEING the same property conveyed to Aaron D. Sundstrom, unmarried, by Warranty Deed dated August 2, 2005, from Kathleen C. Johnson, unmarried, of record as Instrument No. 20050808-0093316 in the Register's Office for Davidson County, Tennessee.

Jennifer Sundstrom, spouse of Aaron D. Sundstrom, joins in this conveyance to convey any interest she may have in the subject property, particularly any marital interest.

This is improved property known as 347 Normandy Circle, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, her heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of record in Book 1835, page 10, Register's Office for Davidson County, Tennessee, and all matters shown on the Plan attached as Exhibit "A" to the Amendment to the Master Deed of record as Instrument No. 20020523-0063131 in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 28 day of June, 2013.

Aaron D. Sundstrom

Jennifer Sundstrom

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Aaron D. Sundstrom and Jennifer Sundstrom, the bargainors, 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 this 28 day of June, 2013.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY