BILL GARRETT, Davidson County
Trans:T20130081325 DEEDWARR
Recvd: 09/19/13 13:21 2 pgs
Fees:13.00 Taxes:888.00

20130919-0098849

WARRANTY DEED	State of Tennessee County of Davidson
Record & Return to Watauga Title Company 155 Franklin Road, Suite 120 Brentwood, TN 37027	The actual consideration or value, whichever is greater, for this transfer is $240,000.00. Affiant Subscribed and sworn to before me, this the 13th day of September, 2013. Notary Public My commission expires: 5.3.16 (AFFIX SEAL)

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
Margaret Jarrell	Wells Fargo Bank	104-01-0-B, Parcel 116.00CO
370 Normandy Circle	2701 Wells Fargo Way	
Nashville, TN 37209	Minneapolis MN 55467	

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,

Laura S. Hodge fka Laura S. Springer, married

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

Margaret Jarrell, a single person

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. 370 on Lot No. 18 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, and further amended in Instrument No. 20080222-0017616, in Instrument No. 20101004-0079010, and in Instrument No. 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, Phase II, 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 Laura S. Springer, an unmarried woman, by Warranty Deed dated December 13th, 2002, from Normandy Place, L.L.C., a Tennessee limited liability company, of record in Instrument No. 20021216-0154252, Register's Office for Davidson County, Tennessee. The said Laura S. Springer is now married and known as Laura S. Hodge.

The herein described property is not now nor has ever been the place of residence of the Grantor's spouse.

THE conveyance of the above described parcel of land is subject to the following:
1) All matters shown on the Plan of record 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, Register's Office for Davidson County, Tennessee;
2) The premises herein conveyed is a condominium apartment established pursuant 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; 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 and By-Laws establishing a Horizontal Property Regime of Normandy Place Condominiums, of record under Instrument No. 20020214-0019862 and First Amendment of record under Instrument No. 20020523-0063131, and further amended in Instrument No. 20080222-0017616, in Instrument No. 20101004-0079010, and in Instrument No. 20120628-0056775, Register's Office for Davidson County, Tennessee;
3) Easements for Sanitary Sewer of record in Book 3027, Pages 526 and 536, Register's Office for Davidson County, Tennessee;
4) Subject to all matters shown on the Plan of record in Book 1835, Page 10, said Register's Office;

5) Grant of Underground Utility Easement of record in Instrument No. 20080222-0017558, Register's Office for Davidson County, Tennessee;
6) Conveyance of Common Areas to Normandy Place Condominium Owner's Association, Inc., of record in Instrument No. 20041230-0155033, Register's Office for Davidson County, Tennessee; and,
7) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **370 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 **13th** day of **September, 2013.**

Laura S Hodge _____

Laura S. Hodge

_____ _____

_____ _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Laura S. Hodge,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **13th** day of **September, 2013.**

_____

Notary Public

My Commission Expires: 2/13/17

