WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,500.00

Affiant

Subscribed and sworn to before me, this 11th DAY OF November, 2013

Notary Public

MY COMMISSION EXPIRES: 3/17/14
(AFFIX SEAL)

G-VRES-13-380

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
Stephanie Fornabaio	New Owner (NAME)	Davidson County DEEDWARR Recvd: 11/14/13 16:09 3 pgs Fees:18.00 Taxes:900.95 20131114-0117984
380 Normandy Circle (ADDRESS)	(ADDRESS)	104-1-B-124.00 CO
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(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 DIANE L. WEBER AND TERRANCE J. WEBER, WIFE AND HUSBAND , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STEPHANIE FORNABAIO, UNMARRIED AND MICHAEL WIGGER, UNMARRIED, BOTH AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, 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 CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 380 ON LOT NO. 21 OF NORMANDY PLACE CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME PURSUANT TO THE TENNESSEE HORIZONTAL PROPERTY ACT, AS SHOWN ON THE EXHIBIT "E" TO THE MASTER DEED OF RECORD IN DOC. NO. 20020214-0019862 AND AS SHOWN ON EXHIBIT "A" TO THE FIRST AMENDMENT TO THE MASTER DEED IN DOC. NO. 20020523-0063131, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH SOURCE REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF DESCRIPTION, TOGETHER WITH THE SAID APARTMENTS APPURTENANT UNDIVIDED INTEREST IN THE GENERAL AND LIMITED COMMON ELEMENTS OF THE CONDOMINIUM.

BEING THE SAME PROPERTY CONVEYED TO DIANE L. WEBER AND TERRANCE J. WEBER, WIFE AND HUSBAND BY WARRANTY DEED FROM JAMES E. COLLINS AND SPOUSE, SHARON J. COLLINS, RECORDED ON THE 21ST DAY OF DECEMBER, 2005 IN INSTRUMENT NO. 20051221-0152917, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK1835, PAGE 10; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20020214-0019862, AS AMENDED IN INSTRUMENT NOS. 20020523-0063131, 20101004-0079010 AND 20120628-0056775; CHARTER OF RECORD IN INSTRUMENT NO. 20020114-0005489; EASEMENT IN BOOK 4218, PAGE 818; EASEMENTS OF RECORD IN INSTRUMENT NO. 20080222-0017558, BOOK 3027, PAGE 526 AND BOOK 3027, PAGE 536; RULES AND REGULATIONS OF RECORD IN INSTRUMENT NO. 20080222-0017616; CONVEYANCE TO HOA OF RECORD IN INSTRUMENT NO. 20041230-0155033 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 380 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 11th day of November, 2013.

Diane L. Weber

Terrance J. Weber

STATE OF Tennessee
COUNTY OF Davidson

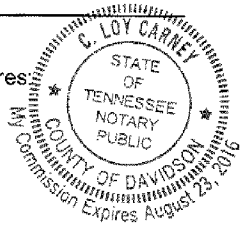
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Diane L. Weber and Terrance J. Weber, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed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

Witness my hand and official seal, this the 11th day of November, 2013.

Notary Public

My Commission Expires:

(SEAL)



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

True Copy Certification

I, Pam Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Robyn Dubray, a notary public for this county and state, Pam Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/22/2017

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires