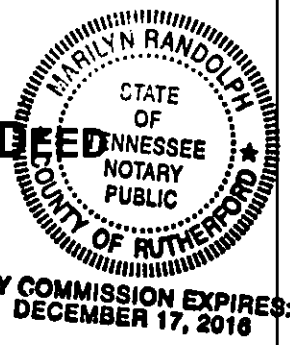
WARRANTY DEED



MY COMMISSION EXPIRES: DECEMBER 17, 2016

AT-20130209

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 2nd day of January, 2014.

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 Cool Springs Boulevard, Suite 201
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Catherine A. Kearney	Catherine A. Kearney	104.01-0B-092.00 CO
327 Normandy Circle	327 Normandy Circle	
Nashville, TN 37209	Nashville, TN 37209	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Bradford Whitmore Smith, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Catherine A. Kearney, an unmarried woman**, 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 tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 327 on Lot No. 36 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 Master Deed for Normandy Place Condominiums, of record under Instrument No. 20020214-0019862 and as amended 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 appurtentant 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 First Amendment to Master Deed of record under Instrument No 20020523-0063131, said Register's Office, for a more complete and detailed identification and description.

Being the same property conveyed to Bradford Whitmore Smith, an unmarried man from Cris L. Lacy, an unmarried woman, by Warranty Deed dated January 27, 2011 and recorded February 3, 2011, in Instrument #201102030009658, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 327 Normandy Circle, Nashville, TN 37209.

BILL GARRETT, Davidson County
Trans:T20140001506 DEEDWARR
Recvd: 01/08/14 09:38 2 pgs
Fees:13.00 Taxes:900.95



20140108-0001950

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 2nd day of January, 2014

Bradford Whitmore Smith

Bradford Whitmore Smith

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Bradford Whitmore Smith, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee this 2nd day of January, 2014.

April G. Nichols

Notary Public
My Commission Expires: 6-28-15

