WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140029393 DEEDWARR
Recvd: 04/30/14 10:50 2 pgs
Fees:13.00 Taxes:922.78
20140430-0036208

R-VRES-14-386

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,400.00

Brooke Ann Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF APRIL, 2014.

C. Loy Carney
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brooke Ann Wilson **Timothy J Wilson, Jr**	Synovus Mortgage Corp.	
(NAME) **2116 Jackson Downs Blvd.**	(NAME) 2204 Lakeshore Dr. #325	**104-01-0B-128.00-C O**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) Birmingham, AL 35209	
(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, I/we **COLT MICHAEL MCCLAIN AND LAUREN NICOLE MCCLAIN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BROOKE ANN WILSON, AN UNMARRIED WOMAN, AND TIMOTHY J WILSON, JR, A MARRIED MAN,** 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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 386 on Lot No. 22 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 in 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 in Instrument No. 20020214-0019862, and 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 Colt Michael McClain and wife, Lauren Nicole McClain by Quitclaim Deed from Lauren Nicole Leach, and Colt Michael McClain of record in Instrument No. 20100617-0047108 Register's Office for Davidson County, Tennessee, dated May 17, 2010 and recorded on June 17, 2010. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property previously conveyed to Lauren Nicole Leach and Colt Michael McClain, joint tenants with the rights of survivorship, by Warranty Deed from Colleen Jones, a single woman, recorded as Instrument No. 20100602-0042328, in the Register's Office for Davidson County, Tennessee, dated May 17, 2010 and recorded June 2, 2010. (Value of consideration shown in aforementioned deed $235,000.00.)

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 10, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020214-0019862, Instrument No. 20020523-0063131, Instrument No. 20101004-0079010 and Instrument No. 20120628-0056775, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Amendment to the Rules and Regulations of record in Instrument Number 20080222-0017616, in the Register's Office for DavidsonCounty, Tennessee.
- Charter of HOA of record in Instrument Number 20020114-0005489, in the Register's Office for DavidsonCounty, Tennessee.
- Easements for Sanitary sewer and/or storm drainage of record in Book 3027, Page (s) 526 and 536, in the

Register's Office for Davidson County, Tennessee.
• Conveyance of common areas of record in Instrument Number 20041230-015033, in the Register's Office for DavidsonCounty, Tennessee.
• Underground Utility Easement granted Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument Number 20080222-0017558, in the Register's Office for DavidsonCounty, Tennessee.
• Subject to rights of others in and to the common areas and/or elements.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **386 Normandy Circle, Nashville, Tennessee 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 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 the 22nd DAY OF APRIL, 2014.

Colt Michael McClain

Lauren Nicole McClain

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, COLT MICHAEL MCCLAIN, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of April, 2014.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAUREN NICOLE MCCLAIN, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of April, 2014.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212