WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $118,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 23RD DAY OF JUNE, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, Esq. 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-6965C CONN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
William Conn	same	105100A10300CO
2020 Beech Avenue Unit A8	204 Banbury Close	
Nashville, TN 37204	Brentwood, TN 37027	

FOR AND 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,

RICHARD V. NORMENT AND WIFE JUDY B NORMENT

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

WILLIAM CONN AND WIFE LINDA CONN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 2020 Beech Avenue Unit A8, Nashville, TN 37204

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/or 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/or 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 our hand on the 23rd day of June, 2014.

Richard V. Norment

Judy B Norment

BILL GARRETT, Davidson County
Trans:T20140044849 DEEDWARR
Recvd: 06/24/14 15:52 2 pgs
Fees:13.00 Taxes:438.45
20140624-0055266

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, RICHARD V. NORMENT AND JUDY B NORMENT, the bargainor(s), 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 at Franklin, Tennessee, this 23rd day of June, 2014.

Notary Public

My Commission Expires

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

EXHIBIT A - LEGAL DESCRIPTION

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. A-8 of the Beech Tree 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 Beech Tree Condominiums, of record in Book 11174, Page 328, as amended in Book 11680, Page 193, of record in the Registers Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto of record in Book 11174, Page 326, said Registers 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 Beech Tree Condominiums, as shown on Exhibit Map to the Master Deed, of record in Book 11174, Page 284, and in amendment to Master Deed in Book 11680, Page 193, said Registers Office, for a more complete identification and description of such unit.

Being the same property conveyed to Richard V. Norment by Warranty Deed from Tracy G. Abercrombie, recorded on the 29th day of April, 2005 in Instrument No. 20050429-0048046, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE BEECHTREE Condominium of record in Book 11174, Page 284 , as amended by instrument(s) of record in Book 11680, Page 193; also subject to easements, rights and interests 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.

d. Charter of The Beechtree Condominiums recorded in Book 11163, Page 16.

e. Easement for Sidewalk and Street to City of Nashville, recorded in Book 3183, Page 65.

f. Open Space recorded at Instrument No. 20041230-0155036.

g. Grant of Easement as set forth in instrument recorded in Instrument No. 20090930-0090862.