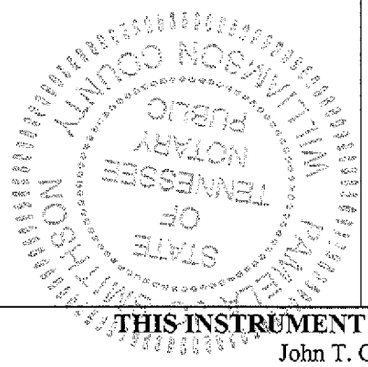
Davidson County DEEDWARR
Recvd: 07/30/14 07:55 3 pgs
Fees:18.00 Taxes:980.50
**20140730-0067606**

# WARRANTY DEED




State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$265,000.00.**

Affiant

Subscribed and sworn to before me, this the 25th day of July, 2014.

Notary Public

My commission expires: 3/20/18
(AFFIX SEAL)

**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 |
|---|---|---|
| **Rachel E. Burch** | New owner | **Map 104-01-0-B, Par 001.00CO** |
| 336 Normandy Circle | | |
| Nashville, TN 37209 | | |

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,

**Laine Murphey and Darcy Murphey, husband and wife**

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

**Rachel E. Burch** , an unmarried woman

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. 336 on Lot No. 10 of the Normandy Place Condominiums, Phase I, 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, , Instrument No. 20101004-0079010 and Instrument No. 20120628-0056775, and further amended By-Laws in Instrument No. 20080222-0017616 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 under Instrument No. 20020214-0019862 and shown on Exhibit "A" to 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 Laine Murphey and Darcy Murphey, husband and wife, by Deed from Amy Sullivan, unmarried, of record in Instrument No. 20120522-0044159, Register's Office for Davidson County, Tennessee.**

**THE conveyance of the above described parcel of land is subject to the following:**

**1) The Plan of record as shown as Exhibit "E" to the Master Deed under Instrument No. 20020214-0019862 and shown on Exhibit "A" to the First Amendment to Master Deed of record under Instrument No. 20020523-0063131, , Instrument No. 20101004-0079010 and Instrument No. 20120628-0056775, and further amended By-Laws in Instrument No. 20080222-0017616, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

**2) The Premises herein insured 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 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 By-Laws in Instrument No. 20080222-0017616, Instrument No. 20101004-0079010 and Instrument No. 20120628-0056775 Register's Office for Davidson County, Tennessee.**

**3) Easements for Construction and Sewer Purposes of record in Book 3027, Page 526, and in Book 3027, Page 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) Charter of Normandy Place Condominium Owners' Association, Inc., of record in Instrument No. 20020114-0005489, Register's Office for said County.**

**6) Conveyance of Open Space to Normandy Place Condominium Owners' Association, Inc., of record in Instrument No. 20041230-0155033, Register's Office for said County.**

**7) Right-a-Way and Easement Agreement for sewer purposes of record in Book 4218, page 818, said Register's Office.**

**8) Grant of Underground Utility Easement of record in Instrument No. 2008022-0017558, said Register's Office.**

**9) Encroachment Easement of record in Instrument No. 20140710-0060933, said Register's Office.**

**10) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.**

**This instrument is being executed on behalf of Darcy Murphey, pursuant to a Power of Attorney executed by same on the 24th day of June, 2014, of record in Instrument No. 20140730-0067605, Register's Office for Davidson County, Tennessee.**

This is improved (_X__) Unimproved (____) property, known as **336 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 **25th** day of **July, 2014.**

**Laine Murphey**

Darcy Murphey by Laine Murphey, Attorney-in-Fact

**Darcy Murphey by: Laine Murphey, Attorney-in-Fact**

**STATE OF TENNESSEE )**
**COUNTY OF Davidson )**

Personally appeared before me, a Notary Public of said County and State, **Laine Murphey,** 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 **25th** day of **July, 2014.**

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**Notary Public**

**My Commission Expires:** 9-19-16

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Laine Murphey**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Darcy Murphey**, and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Darcy Murphey for the purpose therein contained, by signing the name of Darcy Murphey by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of July, 2014

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires 9-19-16

## 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, Laura Perry, 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: 10-11-15

LAURA D. PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY