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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 14071516** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $273,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 5th day of August, 2014.<br><br>Notary Public<br>My Commission Expires: 3/21/17 |

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

BILL GARRETT, Davidson County
Trans:T20140058491 DEEDWARR
Recvd: 08/11/14 09:27 2 pgs
Fees:13.00 Taxes:1010.10
20140811-0071953

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Elizabeth Anne Coop<br>410 Normandy Circle<br>Nashville TN 37209 | New Owner | Tax Parcel ID No.<br>104010B05600CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Beth M. Laird and Beth C. Mason, as tenants in common** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth Anne Coop, unmarried** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 410 of 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 of Normandy Place Condominiums of record in Instrument No. 20020214-0019862 as amended in Instrument No. 20020523-0063131, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "E" to said Master Deed and being located upon Lot No. 28 on the Plan of Revised Plan Acklen Heights of record in Plat Book 1863, Page 10, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed from Frank M. Warren and wife, Leslie H. Warren to Beth M. Mason, unmarried as recorded on the 27th day of June, 2006 in Instrument No. 20060627-0076859 and Quitclaim Deed from Beth M. Laird to Beth M. Laird and Beth C. Mason as tenants in common as recorded on the 1st day of July, 2014 in Instrument No. 20140701-0057850, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing NORMANDY PLACE Condominium of record inInstrument No. 20020214-0019862 , as amended by instrument(s) of record in Instrument No. 20020523-0063131; 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.

Charter of Normandy Place Condominium Owners Association, Inc. recorded in Instrument No. 20020114-0005489.

This is improved property located at 410 Normandy Circle Nashville TN 37209

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 4th day of August, 2014.

Beth M. Laird

Beth C. Mason

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Beth M. Laird and Beth C. Mason, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of August, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014