THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14081732** BILL GARRETT, Davidson County Trans:T20140074267 DEEDWARR Recvd: 10/02/14 12:32 3 pgs Fees:18.00 Taxes:1054.13 20141002-0091086	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $284,900.00. Affiant Subscribed and sworn to before me, this 30th day of September, 2014. Notary Public My Commission Expires: 10/16/16 DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Aaron Bell and Andrew Cryer 308 Normandy Circle Nashville TN 37209	~~New Owner~~ USAA Federal Savings Bank 10750 McDermott Freeway San Antonio, TX 78288	Tax Parcel ID No. 104010B07000CO

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, **Ammas Properties, LLC, a Florida limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Aaron Bell, unmarried and Andrew Cryer, unmarried, as tenants in common with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 308 on Lot No. 3 of the Normandy Place Condominiums, Phase II, 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 in Instrument No. 20020214-0019862 and as amended 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 amended by First Amendment to Master Deed of record in Instrument No. 20020523-0063131, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed by Warranty Deed from Lara Benezra, unmarried to Ammas Properties, LLC as recorded on the 20th day of August, 2013 in Instrument No. 20130820-0087501; Quitclaim Deed from H. Anthony Duncan, unmarried to Lara Benezra (f/k/a Lara B. Duncan), unmarried as recorded on the 28th day of February, 2008 in Instrument No. 20080228-0019498 and Warranty Deed from Normandy Place, L.L.C., a Tennessee limited liability company to H. Anthony Duncan and wife, Lara B. Duncan as recorded on the 21st day of October, 2002 in Instrument No. 20021021-0129222, 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.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ACKLEN HEIGHTS, as recorded in Plat Book 1835, Page(s) 10.

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 in Instrument No. 20020214-0019862, as amended by instrument(s) of record in Instrument Nos. 20020523-0063131, 20101004-0079010 and 20120628-0056775, 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 at Instrument No. 20020114-0005489.

Easement for Right of Way recorded in Book 4218, Page 818.

Easement for Underground Utilities recorded at Instrument No. 20080222-0017558.

Rules and Regulations recorded at Instrument No. 20080222-0017616.
Easement for Sanitary Sewer recorded in Book 3027, Page 526 and Book 3027, Page 536.

Conveyance to Homeowners Association recorded at Instrument No. 20041230-0155033.

This is improved property located at 308 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 30th day of September, 2014.

Ammas Properties, LLC, a Florida limited liability company

By: _____
Anne A. Ellman, Manager

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anne A. Ellman, with whom I am personally acquainted, and who upon oath acknowledged herself to be the Manager of Ammas Properties, LLC, a Florida limited liability company, the within named bargainor, and that she as such Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as its Manager.

Witness my hand, at office, this 17th day of September, 2014.

Notary Public
My Commission Expires: 3/5/17

DOMINICK NAPOLI
Notary Public - State of Florida
My Comm. Expires Mar 5, 2017
Commission # EE 880916
Bonded Through National Notary Assn.