WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RETURN TO: **BOX 10-A**

Premier Escrow, LLC
4301 Hillsboro Pike, Ste 300
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20140079577 DEEDWARR
Recvd: 10/22/14 10:45 2 pgs
Fees:13.00 Taxes:514.30
20141022-0097395

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2018

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Brendan Ganley	CMG Mortgage, Inc.	Map 182-6-A
(NAME)	(NAME)	
9033 Ristau Drive	3160 Crow Canyon Road, Suite 400	Parcel 387
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013	San Ramon, CA 94583	Map 182-6-A
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **PAULINE NORMAN, MARRIED, AND NATALIE NORMAN MICHAELS, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRENDAN GANLEY AND TIFFANY GANLEY, HUSBAND AND WIFE,** 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 Lot No. 324 on the Final Plat for Cluster Lot Subdivision, Old Hickory Hills, Phase Three, Section Two, of record in Plat Instrument No. 20070516-0058484, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Pauline Norman and Natalie Norman Michaels by Quitclaim Deed dated September 2, 2014 from Natalie R. Housel, now known as Natalie Norman Michaels, of record in Instrument No. 20140910-0083028, said Register's Office.

Rudolf Norman is executing this deed to convey any marital interest he may have in said property.

Natalie Norman Michaels has never lived in this property.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Instrument No. 20070516-0058484, said Register's Office; (c) restrictive covenants of record in Instrument No. 20020116-0006750 and Instrument No. 20101116-0091730, said Register's Office; and (d) Storm water easements of record in Instrument No. 20010306-0021333 and Instrument No. 20040927-0116009, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 9033 Ristau Drive, Cane Ridge, Tennessee 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 our hands this 21st day of October, 2014.

Rudolf Norman

Pauline Norman

Natalie Norman Michaels by Pauline Norman Atty-in-Fact

Natalie Norman Michaels
By: Pauline Norman, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pauline Norman and Rudolf Norman, the bargainor, 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 Nashville, Tennessee this 21st day of October, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of October, 2014, before me personally appeared Pauline Norman, to me known to be the person who executed the foregoing instrument on behalf of Natalie Norman Michaels and acknowledged that she executed the same as the free act and deed of Natalie Norman Michaels.

Witness my hand and official seal at Nashville, Tennessee this 21st day of October, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015