WARRANTY DEED

I/We hereby swear or affirm that this is a true and correct copy of the original document executed in connection with this transaction.
By: _____
Rudy Title & Rosenthal Title, Inc.

R-VRES-14-314

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,000.00.

J Anderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC

SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-11-2017

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kelly S. Caudle	**Wells Fargo Bank, NA**	
(NAME)	(NAME)	**104-01-0-B-074.00C O**
314 Normandy Circle	**1525 W WT Harris Blvd**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Charlotte, NC 28262-8522**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **DAVID C. GRANT, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KELLY S. CAUDLE, A SINGLE PERSON,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 314 on Lot No. 4 of Normandy Place Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Normandy Place Condominiums, of record in Instrument Number 20020214-0019862, and First Amendment of record under Instrument No. 20020523-0063131, and further amended in Instrument No. 20101004-0079010 and Instrument No. 20120628-0056775, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof; said Unit being depicted on Exhibit "E" to the Master Deed of record under Instrument No. 20020214-0019862 and as shown as Exhibit "A" on the First Amendment to Master Deed of record under Instrument No. 20020523-0063131, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such unit.

Being the same property conveyed to David C. Grant, unmarried by deed from James E. Wright, Jr., unmarried of record in Instrument No. 20051007-0121751, Register's Office for Davidson County, Tennessee, dated October 03, 2005 and recorded on October 07, 2005.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 10, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Normandy Place Condominiums of record in Instrument Number 20020214-0019862, amended in Instrument No. 20020523-0063131, Instrument No. 20101004-0079010 and Instrument No. 20120628-0056775, Register's Office for Davidson County, Tennessee.
- Charter for Normandy Place Condominium Owners' Association, Inc. of record in Instrument Number 20020114-0005489, in the Register's Office for Davidson County, Tennessee.
- Amendment to the Rules and Regulations of record in Instrument Number 20080222-0017616, in the Register's Office for Davidson County, Tennessee.
- Easements for Sanitary Sewers and/or Storm Drainage of record in Book 3027, Page 526 and Book 3027, Page 536, in the Register's Office for Davidson County, Tennessee.
- Conveyance of common areas of record in Instrument Number 20041230-0155033, in the Register's Office for Davidson County, Tennessee.
- Underground Utility Easement of record in Instrument Number 20080222-0027558, in the Register's Office for DavidsonCounty, Tennessee.
- Restrictions of record in Book 4984, Page 815, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

BILL GARRETT, Davidson County
Trans:T20140080402 DEEDWARR
Recvd: 10/24/14 14:25 2 pgs
Fees:13.00 Taxes:991.60
20141024-0098440

This is **improved** property known as: **314 Normandy Circle , Nashville, Tennessee 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 GRANTEE(S), their heirs and 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 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 the 22nd DAY OF OCTOBER, 2014.

David C. Grant by John Gleaves as 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, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DAVID C. GRANT, and who acknowledged he/she/they executed the same as the free act and deed of the said DAVID C. GRANT.

Witness my hand and official seal, this the 22nd of October, 2014.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212