WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140090996 DEEDWARR
Recvd: 12/04/14 15:31 2 pgs
Fees:13.00 Taxes:1037.85
20141204-0111379

R-VRES-14-0407

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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)
Suzanne R. Fennell	**Suzanne R. Fennell**	
(NAME)	(NAME)	
407 Normandy Circle	**90 44th Avenue North**	**104-01-0B-049.00 CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Nashville, TN 37209**	
(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 **MAURY GAGE WAHTERA AND KIRK A. WAHTERA, WIFE AND HUSBAND,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SUZANNE R. FENNELL,** 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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 407 on Lot No. 46 of the 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 for Normandy place Condominiums, of record under Instrument No. 20020214-0019862 and as amended under 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 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 Maury Gage Wahtera and Kirk A. Wahtera, wife and husband by Warranty Deed from Kathleen Barry and David W. Barry, wife and husband, recorded on the 15th day of July, 2011 in Instrument No. 20110715-0054425, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter.
- Plat of REVISED PLAN ACKLEN HEIGHTS, as recorded in Plat Book 1835, Page(s) 10, said Register's Office.
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4984, Page 815, said Register's Office.
- Charter of Normandy Place Condominium Owners Association, Inc. recorded in Instrument No. 20020114-0005489, said Register's Office.
- Master Deed establishing NORMANDY PLACE CONDOMINIUM Condominium of record inInstrument No. 20020214-0019862 , as amended by instrument(s) of record in Instrument Nos. 20020523-0063131; 20080222-0017616; 20101004-0079010; 20120628-0051775, said Register's Office.
- Easement for Utilities, recorded in Instrument No. 20080222-0017558, said Register's Office.
- Conveyance of common areas in Instrument No. 20041230-0155033, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **407 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 1st DAY OF DECEMBER, 2014.

Maury Gage Wahtera

Kirk A. Wahtera

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAURY GAGE WAHTERA, the within named bargainor, 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, this the 1st of December, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

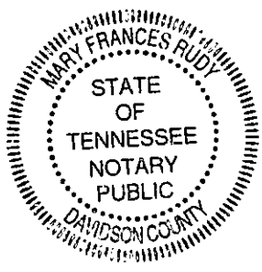


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIRK A. WAHTERA, the within named bargainor, 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, this the 1st of December, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
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Nashville, TN 37212