BILL GARRETT, Davidson County
Trans:T20140095195 DEEDWARR
Recvd: 12/19/14 10:56 2 pgs
Fees:13.00 Taxes:1021.20
20141219-0116321

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December, 2014.

Notary Public
MY COMMISSION EXPIRES: 10/18/2016
File No. G14-0298D

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Eric C. Patterson, unmarried (NAME)	Suntrust Mortgage (NAME)	104-1-B-65 CO
3597 Normandy Circle Pl S, #302 (STREET ADDRESS)	1001 Semmes Avenue (STREET ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Richmond, VA 23224 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Dora Sztipanovits nka Dora Mathe and Janos Mathe**, wife and husband HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric C. Patterson, unmarried,** 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 Unit No. 302, on the plan of Normandy Place Condos, Phase II, a horizontal property regime created under Title 66, Section 27-101, et seq., as amended, Tennesee Code annotated, and as established by a Master Deed of record as Instrument No. 20020214-0019862, as amended by First Amendment to Master Deed of record as Instrument No. 20020523-0063131, and as shown on the plan attached as Exhibit "E" to the aformentioned Master Deed and Exhibit "A" of the aforementioned Amendment to Master deed, together with the undivided percentage interest in the Common elements appurtenant to said unit, as set forth in the Master deed, all to which reference is hereby made for a more complete description.

BEING the same property conveyed to Dora R. Sztipanovits, unmarried from Eric M. Samson, unmarried, by Deed dated September 25, 2009, as Instrument No. 20090929-0090447, in the Register's Office for Davidson County, Tennessee.

Janos Mathe joins in this conveyance for the purpose of conveying any interest he may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.

2. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Normandy Place Condos, Phase II and recorded in Instrument No. 20020214-0019862 , Instrument No. 20020523-0063131, Instrument No. 20080222-0017616, Instrument No. 201010040079010, and Instrument No. 201206280056775, Register's Office for Davidson County, Tennessee.

3. Charter of Homeowner's Association of record in Instrument No. 20020114-0005489, Register's Office for Davidson County, Tennessee.

4. Common Area conveyed to Homeowner's Association of record in Instrument No. 20041230-0155033, Register's Office for Davidson County, Tennessee.

5. Underground Utility Easement as recorded in Instrument No. 20080222-0017558, Register's Office for Davidson County, Tennessee.

6. Easements for sanitary sewers/storm drainage as recorded in Book 3027, page 526, and Book 3027, page 536, Register's Office for Davidson County, Tennessee.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3597 Normandy Pl S, #302 Nashville, TN 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 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. Whenever 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 15th day of December, 2014.

Dora Sztipanovits nka Dora Mathe — December 15, 2014 Date

Janos Mathe — December 15, 2014 Date

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 Dora Sztipanovits nka Dora Mathe and Janos Mathe, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of December, 2014.

My Commission Expires: 3/27/18

Notary Public

MICHAEL MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066