WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: March 8, 2016
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150000158 DEEDWARR
Recvd: 01/02/15 11:04 2 pgs
Fees:13.00 Taxes:1036.00
20150102-0000223

PRISCILLA C. URBANEK DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE NOTARY PUBLIC

R-VRES-14-424

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)
Mattie Denise Jackson	New Owner	
(NAME)	(NAME)	**104-1-B-109.00 CO**
424 Normandy Circle		
(ADDRESS)	(ADDRESS)	
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 **BRANDYN PAYNE, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MATTIE DENISE JACKSON, 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:

Land in Davidson County, Tennessee, being a certain Condominium Apartment in Davidson County, Tennessee, being Unit Number 424 on Lot 32 of 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 as Instrument 20020214-0019862 as amended as Instrument 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 on the Common Elements appurtenant to said unit, as set forth in the 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 as Instrument 20020214-0019862 and as shown on Exhibit "A" on the First Amendment to the Master Deed of record as Instrument 20020523-0063131, 20101004-0079010 and 20120628-0056775, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Brandyn Payne by Warranty Deed from Jennifer L. Robinson, a single woman, recorded on the 19th day of May, 2006 in Instrument No. 20060519-0058720, 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 ACKLEN HEIGHTS, as recorded in Plat Book 1835, Page(s) 10, said Register's Office.
- 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, said Register's Office.
- Easement Agreement recorded at Instrument No. 20140710-0060933, said Register's Office.
- Charter of Normandy Place Condominium Owners' Association, Inc. recorded at Instrument No. 20020114-0005489, said Register's Office.
- Easement for Right of Way recorded in Book 4218, Page 818, said Register's Office.
- Easement for Underground Utilities recorded at Instrument No. 20080222-0017558, said Register's Office.
- Rules and Regulations recorded at Instrument No. 20080222-0017616, said Register's Office.
- Easement for Sanitary Sewer recorded in Book 3027, Page 526 and Book 3027, Page 53, said Register's Office6.
- Conveyance to Homeowners Association recorded at 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: **424 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 17th DAY OF DECEMBER, 2014.

Brandyn Payne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRANDYN PAYNE, 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 17th of December, 2014.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 25, 2016

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