BILL CARRETT, Davidson County
Trans:T20150004511 DEEDWARR
Recvd: 01/20/15 10:08 2 pgs
Fees:13.00 Taxes:999.00
20150120-0005267

J. CARLA IKARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires March 3, 2015 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $270,000.00. Affiant Subscribed and sworn to before me, this 9th day of January, 2015. Notary Public My commission expires: 3-3-15

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Natalee Haynes	**New Owner**	**Map\Parcel: 104-01-0-B-040.00CO**
419 Normandy Circle	SAME	
Nashville, TN 37205	SAME	

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 HEREBY ACKNOWLEDGE, WE,

Katherine Archer, N/K/A Katherine Archer-Tucker, Married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Natalee Haynes, 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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 419, together with the appurtenant undivided interest in the general and limited common elements of Normandy Place Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, established by Master Deed of record in Instrument No. 20020214-0019862, as amended in Instrument No. 20020523-0063131, Instrument No. 20101004-0079010 and Instrument No. 20120628-0056775, Register's Office for Davidson County, Tennessee. Said Unit being depicted on the Condominium Site Plan attached as Exhibit "E" to the First Amendment to the Master Deed of record in Instrument No. 20020523-0063131, Register's Office for Davidson County, Tennessee, and being located upon Lot No. 49 on the Plan of Revised Acklen Heights, of record in Plat Book 1835, Page 10, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description of said unit.
Being the same property conveyed to Katherine Archer, a single person by Warranty Deed from Kelsey E. Weaver, unmarried, of record in Instrument No. 20100702-0051879, Register's Office for Davidson County, Tennessee, dated June 22, 2010 and recorded on July 02, 2010. Jeremey Paul Tucker hereby joins in to convey any and all martial interest he may have in this property.

Being also known as 419 Normandy Circle, Nashville, TN 37205.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees;

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
Subject to all matters shown on the Plan of record in Plat Book 1835, Page 10, Register's Office for Davidson County, Tennessee.
The premises herein insured 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 and is subject to the By-Laws for the administration thereof;

also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Normandy Place Condominiums with By-Laws appended thereto, of record in Instrument No. 20020214-0019862, as amended by Instrument No. 20020523-0063131, Instrument No. 20101004-0079010 and Instrument No. 20120628-0056775, Register's Office for Davidson County, Tennessee.
Charter for Normandy Place Condo Association 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 No. 20080222-0017616, Register's Office for Davidson County, Tennessee.
All matters shown on the Plan attached as Exhibit "E" to the First Amendment to Master Deed of record in Instrument No. 20020523-0063131, Register's Office for Davidson County, Tennessee.
Conveyance of Common Area by Quitclaim Deed of record in Instrument Number 20041230-0155033, in the Register's Office for Davidson County, Tennessee.
Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3207, Page 526 and Book 3027, Page 536, in the Register's Office for Davidson County, Tennessee.
Utility Easement of record in Instrument Number 20080222-0017558, in the Register's Office for DavidsonCounty, Tennessee.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Subject to rights of others in and to the common areas and/or elements.

This is improved property known as 419 Normandy Circle Nashville, TN 37205.

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 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 my/our hand(s) this 9th day of January, 2015.

Katherine Archer- Tucker

Jeremy Paul Tucker

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Katherine Archer Tucker** the within named grantors, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.
Witness my hand, at office, this 9th day of January, 2015.

Notary Public

My Commission Expires: 3-3-15

J. CARLA IKARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Comm. Expires March 3, 2015

STATE OF TN
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