RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOX 10-A

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $255,000.00

Kathleen Beal
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 14TH DAY OF APRIL, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

TONY B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7417 NORMAN CP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Frances N. Scott and Seth W. Norman	same	104090K21400CO
3818 West End Avenue #214		
Nashville, TN 37205		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JENNIFER L. KALIS, UNMARRIED

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

FRANCES N. SCOTT, UNMARRIED AND SETH W. NORMAN, MARRIED AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 3818 West End Avenue #214, 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 GRANTEE(S), their heirs and/or 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/or 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 our hand on the 14th day of April, 2015.

Jennifer L. Kalis by Leigh Kalis, attorney in fact
Jennifer L. Kalis by Leigh Kalis, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 14th day of April, 2015, before me, the undersigned, a Notary Public in a for said County and State, personally appeared Leigh Kalis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Jennifer L. Kalis for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Jennifer L. Kalis.

Witness my hand and official seal at Franklin, Tennessee

Notary Public _____

My Commission Expires: 6-21-16

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

BILL GARRETT, Davidson County
Trans:T20150029490 DEEDWARR
Recvd: 04/20/15 10:54 2 pgs
Fees:13.00 Taxes:943.50
20150420-0034853

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 214, together with the appurtenant interest in the common elements of The Montclair, a horizontal property regime established by Master Deed and By-Laws of record in Book 7332, Page 380, amended in Book 7902, Page 113, Instrument No. 20021231-0162451 and Instrument No. 20030113-0005471, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Master Deed.

Being the same property conveyed to Jennifer L. Kalis, unmarried by Warranty Deed from Jake T. Embry, and wife, Natalie E. Smith Embry, recorded on the 5th day of May, 2008 in Instrument No. 20080505-0046191, in the Register's Office of Davidson County, Tennessee.

This instrument is being executed on behalf of Jennifer L. Kalis pursuant to a power of attorney executed by the same on 4.20.15, and being filed for in Instrument # 20150420-0034852, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE MONTCLAIR, as recorded in Plat Book 6900, Page(s) 954, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as recorded in Book 6846, Page 838 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Charter of Homeowners Association recorded in Book 7887, Page 462.

f. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE MONTCLAIR of record in Book 7332, Page 380 , as amended by instrument(s) of record in Book 7902, Page 113 and Instrument Nos. 20021231-0162451 and 20030113-0005471; also subject to easements, rights and interests 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.

g. Easement for Ingress/Egress, recorded in Book 6846, Page 833 and Book 6881, Page 926.

h. Easement recorded in Book 7902, Page 145.