WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

R-VRES-15-3000-21

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)
Douglas E. Norton and Tawnya E. Norton	**Same as New Owner**	
(NAME) **3000 Hillsboro Pike, #21**	(NAME)	**117-3-A-21.00 CO**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(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 **JAMES MONROE KIRKPATRICK, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DOUGLAS E. NORTON AND TAWNYA E. NORTON,** 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 Unit 21, VERSAILLES CONDOMINIUM APARTMENTS, as shown on plat of record in Plat Book 5050, Page 80, corrected in Plat Book 5171, Page 153, Master Deed recorded in Book 5168, Page 944 amended in Book 7770, Page 955 and Book 8434, Page 719, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James Monroe Kirkpatrick by Deed from Ervin M. Entrekin, Trustee, with full power to transfer and convey, recorded on the 23rd day of November, 1977 in Deed Book 5226, Page 209, 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 VERSAILLES APARTMENTS, CONDOMINIUM APARTMENTS, as recorded in Plat Book 5050, Page(s) 80, amended in Book 5171, Page 153, said Register's Office.
- Terms and provisions of by-Laws recorded in Book 5589, Page 367, Book 5659, Page 641 and Book 5667, Page 375, said Register's Office.
- Charter of Homeowners Association recorded in Book 5179, Page 858, said Register's Office.
- Master Deed establishing VERSAILLES APARTMENTS Condominium of record in Book 5168, Page 944 , as amended by instrument(s) of record in Book 7770, Page 955 and Book 8434, Page 719, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3000 Hillsboro Pike, #21, Nashville, Tennessee 37215**.

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.

BILL GARRETT, Davidson County
Trans:T20150033071 DEEDWARR
Recvd: 04/30/15 15:41 2 pgs
Fees:13.00 Taxes:846.19
20150430-0039022

Witness my/our hand(s) this the 29th DAY OF APRIL, 2015.

James Monroe Kirkpatrick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES MONROE KIRKPATRICK, 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 29th of April, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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