Davidson County DEEDWARR
Recvd: 06/03/15 13:39 3 pgs
Fees:18.00 Taxes:1036.00
20150603-0051862

151907

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-0598

STATE OF TN
COUNTY OF Dwson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd DAY OF June 2015

Notary Public
Commission Expires: 5 Feb 2017

PATRICIA HAGGARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-2019

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nancy Norman 800 Woodland St., Apt. 210 Nashville, TN 37206	NEW OWNER	082-16-0E-021.00 (CO)

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Abigail L. Franklin, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nancy Norman, 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. 210, together with Parking Space #28 and the appurtenant interest in the Common Elements of City View Lofts Condominiums, a horizontal property regime established by Master Deed recorded as instrument No. 20020905-0107488, Registers Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed of City View Lofts Condominiums recorded as Instrument No. 20030826-0123605, said unit being depicted on the Condominium Site Plan attached as Exhibit "D to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of City View Lofts recorded as Instrument No. 20020828-0104026, Registers Office for Davidson County, Tennessee.

BEING the same property conveyed to Abigail L. Franklin, unmarried, by Warranty Deed from Jonathan Daniel Bohbot, unmarried, dated 3/25/08 and recorded 3/28/08 in Instrument No. 20080328-0031004, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 800 Woodland St., Apt. 210, Nashville, TN 37206.

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 28 day of May, 2015.

Abigail L. Franklin

Dustin Ponscheck attorney in fact

Dustin Ponscheck
By: Abigail L. Franklin, Attorney in Fact by Abigail L.

STATE OF IL
COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Abigail L. Franklin
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 at Chicago, IL this 28 day of May, 2015.

OFFICIAL SEAL
B JOSE
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:06/14/16

Notary Public
My Commission Expires: 6/14/16

STATE OF IL
COUNTY OF Cook

On this the 28 day of May, 2015, before me personally appeared Abigail L. Franklin to me known to be the person who executed the foregoing instrument on behalf of Dustin Ponscheck, as Attorney in Fact, and who acknowledged that she executed the same as their free act and deed of said Dustin Ponscheck.

Witness my hand and official seal at Chicago, IL, this 28 day of May, 2015

Notary Public

6/14/16
Commission Expires:

OFFICIAL SEAL
B JOSE
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:06/14/16

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Shelly M. Smith