BILL GARRETT, Davidson County
Trans:T20150078663 DEEDWARR
Recvd: 09/16/15 10:33 3 pgs
Fees:18.00 Taxes:1024.90
20150916-0093873

RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $277,000.00. Affiant Subscribed and sworn to before me, this 15th day of September, 2015. Notary Public My Commission Expires: 1-3-15

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner As Follows: Kelly Kaye Watson 318 Normandy Circle Nashville, TN 37209	Send Tax Bills To: Fifth Third Mortgage Company 5001 Kingsley Dr. MD 1M0CQ Cincinnati, OH 45227	Map-Parcel Number: 104010B07800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **B/S LIMITED PARTNERSHIP,** an Illinois limited partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **KELLY K. WATSON, an unmarried woman,** hereinafter called the Grantee, her

heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 318 on Lot No. 5 of the 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 No. 20020214-0019862, as amended as Instrument No. 20020523-0063131, Instrument No. 20101004-0079010 and Instrument No. 20120628-0056775, 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 in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Normandy Place Condominiums, for placement of Units, as shown as Exhibit "A" to the aforementioned Master Deed, for a more complete identification and description of such Unit.

Being the same property conveyed to John F. Burlison and wife, Christy R. Burlison, by deed from B/S Limited Partnership of record in Instrument No. 20080523-0053026, dated May 23, 2008, as corrected in Instrument No. 20080620-0063735, dated June 18, 2008, and Instrument of Correction in Instrument No. 20080620-0063734, dated June 18, 2008, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to B/S Limited Partnership by deed from John F. Burlison and Christy R. Burlison of record as Instrument No. 20080811-0082284, dated August 6, 2008, said Register's Office and by Correction Quitclaim Deed of record in Instrument No. 20150916-0093872, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2015 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20020214-0019862, as amended as Instrument No. 20020523-0063131, Instrument No. 20101004-0079010 and Instrument No. 20120628-0056775, said Register's Office.

3. By-Laws of Normandy Place Condominiums of record as Instrument No. 20080222-0017616, said Register's Office.

4. Easement for utility purposes in favor of Metropolitan Government of Nashville and Davidson County, Tennessee, by and through the Electric Power as shown in Instrument No. 20080222-0017558, Register's Office for Davidson County, Tennessee.

5. Matters shown on the Plan of record in Plat Book 1835, page 10 and Book 4595, page 193, said Register's Office.

6. Easement for the purposes of laying, constructing, maintaining, operating and repairing a sanitation sewer line granted Boyles Galvanizing and Plating Company by grant from Acklen Heights, Inc., of record in Book 4218, page 818, said Register's Office.

7. Encroachment Easement in Instrument No. 20140710-0060933, said Register s Office.

8. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **318 Normandy Circle, Nashville, TN 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, her heirs and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 14 day of September, 2015.

B/S Limited Partnership,
an Illinois limited partnership

By: _____
John F. Burlison, General Partner

STATE OF ARIZONA)
COUNTY OF MOHAVE)

Before me, the undersigned, of the state and county aforesaid, personally appeared John F. Burlison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be general partner of B/S Limited Partnership, the within named bargainor, an Illinois limited partnership, and that he as such general partner executed the foregoing instrument for the purpose therein contained by signing the name of the limited partnership by himself as such general partner.

Witness my hand and official seal this 14 day of September, 2015.

_____
Notary Public

My Commission Expires: 3/12/2019

OFFICIAL SEAL
ASHLEY BOURLIER
Notary Public - State of Arizona
MOHAVE COUNTY
My Comm. Expires March 12, 2019