

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $282,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of December, 2015.

Notary Public

My commission expires: 4.25.2016

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
557 Sam Ridley Parkway, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Margaret McLoughlin	New Owner	**104-01-0B-052.00-CO**
404 Normandy Circle		
Nashville, TN 37209-4822		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Terri L. Morgan, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Margaret McLoughlin

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 404 on Lot No. 27 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 in Instrument No. 20020214-0019862, as amended in Instrument No. 20020523-0063131, Instrument No. 20080222-0017616 and Instrument No. 20101004-0079010, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, 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 on Exhibit "E" to the First Amendment to Master Deed, of record in Instrument No. 20020523-0063131, said Register's Office, for a more complete identification and description of such Unit.

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BILL GARRETT, Davidson County
Trans:T20150109240 DEEDWARR
Recvd: 12/28/15 15:33 3 pgs
Fees:18.00 Taxes:1043.40
20151228-0130214

Being the same property conveyed to Terri L. Morgan, unmarried by Warranty deed from Craig Rowe, a married man of record in Instrument No. 20110202-0009520 Register's Office for Davidson County, Tennessee, dated January 31, 2011 and recorded on February 02, 2011.

This is improved property known as **404 Normandy Circle, Nashville, TN 37209-4822.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

This conveyance is subject to Subject to all matters shown on the Plan of record in Plat Book 1835, Page 10, Register's Office for Davidson County, Tennessee. Master Deed establishing a Horizontal Property Regime of Normandy Place Condominiums of record in Instrument Number 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. Amendment to the Rules and Regulations of record in Instrument Number 20080222-0017616, in the Register's Office for Davidson County, Tennessee. Charter for HOA of record in Instrument Number 20020114-0005489, in the Register's Office for Davidson County, Tennessee. Conveyance of common areas of record in Instrument Number 20041230-0155033, in the Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 4984, Page 815, in the Register's Office for Davidson County, Tennessee. Easement(s) for Sanitary Sewer and/or Storm Drainage of record in Book 3027, Page 526, Book 3027, page 536 and Book 4218, page 818, in the Register's Office for Davidson County, Tennessee. Grant of Underground Utility Easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said Government of record in Instrument Number 20080222-0017558, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 18th day of December, 2015.

Terri L. Morgan by Keith H. Solomon her attorney in fact

Terri L. Morgan by Keith H. Solomon, her
Attorney-In-Fact

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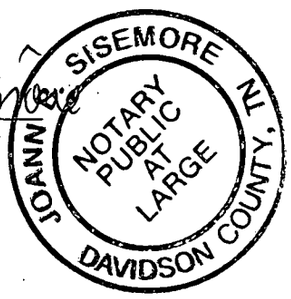
STATE OF TENNESSEE)
COUNTY OF Rutherford)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Keith H. Solomon, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Terri L. Morgan for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Terri L. Morgan, and is authorized by her to execute this instrument on her behalf.

This the 18th day of December, 2015

My Commission Expires: 7-3-17

JoAnn B Sisemore
Notary Public



SolomonParks File No. 7015294

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