THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 16057546

BILL GARRETT, Davidson County
Trans:T20160046135 DEEDWARR
Recvd: 06/01/16 14:14 2 pgs
Fees:13.00 Taxes:1091.50
20160601-0055137

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $295,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of May, 2016.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christine Widmann 416 Normandy Circle Nashville TN 37209	New Owner	Tax Parcel ID No. 104-01-0B-061.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Noel E. Hengelbrok and Michelle L. Ojima n/k/a Michelle Hengelbrok, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christine Widmann**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being a certain Condominium Apartment, being Unit No. 416 on Lot No.30 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 under Instrument No. 20020214-0019862 and First Amendment of record under Instrument No. 20020523-0063131. 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 on Exhibit E to the Master Deed of record under Instrument No. 20020214-0019862 and shown on Exhibit A to the First Amendment to Master Deed of record under Instrument No. 20020523-0063131, said Register s Office, for a more complete identification and description of such Unit.

Being the same property conveyed to NOEL E. HENDELBROK AND MICHELLE L. OJIMA, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from DANIEL N. CYPRA AND MARY E. PAYNE, HUSBAND AND WIFE, of record in Instrument No. 20130517-0049791, dated May 10, 2013, said Register's Office. This conveyance incorrectly spelled the Grantees name. The correct spelling is Noel E. Hengelbrok.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 104-01-0B-061.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Encroachment Easement Agreement of record in Instrument No. 20140710-0060933, said Register's Office.

Right of way Easement Agreement of record in Book 4218, page 818, said Register's Office.

Utility Easements of record in Instrument No. 20080222-0017558, said Register's Office.

Master Deed and By-Laws of record in Instrument No. 20020214-0019862, amended in Instrument No. 20020523-0063131, Instrument No. 20101004-0079010 and Instrument No. 20120628-0056775, Amendment to By-Laws of record in Instrument No. 20080222-0017616, said Register's Office.

This is improved property located at 416 Normandy Circle Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of May, 2016.

Noel E. Hengelbrok by Michelle Hengelbrok Attorney in Fact

Noel E. Hengelbrok by Michelle Hengelbrok, his Attorney-in-Fact

Michelle Hengelbrok

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michelle L. Ojima n/k/a Michelle Hengelbrok, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Noel E. Hengelbrok, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26th day of May, 2016.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018