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WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160052885 DEEDWARR
Recvd: 06/22/16 08:23 2 pgs
Fees: 13.00 Taxes: 1239.50
20160622-0063298

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Paige Marie Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June, 20 16

Notary Public

MY COMMISSION EXPIRES: 5/8/2017
(AFFIX SEAL)

MST 2016-0691 (Seller side)

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paige Marie Taylor, a single woman	**SAME**	104-01-0B-082.00-CO
(NAME)	(NAME)	
324 Normandy Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN37209-4820		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Julie Ann Kole, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paige Marie Taylor, a single woman,** 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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 324 on Lot No. 7 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 and as amended in Instrument No. 20020523-0063131, Register's Office for Davidson County, Tennessee, including without limitation by 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 in Instrument No. 20020214-0019862 and as amended by 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.

Being the same property conveyed to Julie Ann Kole, unmarried by Warranty deed from Gary L. Bienvenu, unmarried of record in Instrument No. 20130502-0044071 Register's Office for Davidson County, Tennessee, dated April 30, 2013 and recorded on May 02, 2013.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2016, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 1835, Page 10, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020214-0019862 and amended by Instrument No. 20020523-0063131, and further amended in Instrument Number 20101004-0079010 and Instrument Number 20120628-0056775, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that

the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons Conveyance of Common Area by Quitclaim Deed of record in Instrument Number 20041230-0155033, in the Register's Office for Davidson County, Tennessee. Charter for Normandy Place Condo Association of record in Instrument Number 20020114-0005489, in the Register's Office for Davidson County, Tennessee.

This property, known as 324 Normandy Circle, Nashville, TN 37209-4820
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my/our hand(s) this 17th DAY OF JUNE 2016.

Julie Ann Kole

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Julie Ann Kole, with whom I am personally acquainted (or provided 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, this the 17th day of JUNE, 2016.

Notary Public

My Commission Expires: 9/5/16

(SEAL)

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-05-2016