WARRANTY DEED

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

G-TN-16-312-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $311,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 1-8-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Melissa Culbreth	Same as above	
(NAME)	(NAME)	**104-01-0B-073.00-CO**
312 Normandy Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209-4820		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WALKER C. MATHEWS, JR., MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MELISSA CULBRETH, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 312 on Lot No. 4 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 First Amendment of record in 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 in Instrument No. 20020214-0019862 and shown as Exhibit "A" on the First Amendment to Master Deed of record under Instrument No. 20020523-0063131, Register's Office for Davidson County, Tennessee, for a more complete identification and description thereof.

Being the same property conveyed to Walker C. Mathews, Jr., an unmarried man by Warranty deed from Ann Fly Howard, fka Ann E. Fly and husband, Sam Howard of record in Instrument No. 20091125-0108552 Register's Office for Davidson County, Tennessee, dated November 18, 2009 and recorded on November 25, 2009.

Walker C. Mathews, Jr. having since married. Rachel Mathews joins in this conveyance to convey any and all marital interest she may have to said property.

This conveyance is subject to:

- Taxes for the year 2016 and subsequent years, 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.
- 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.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4984, Page 815, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20160056955 DEEDWARR
Recvd: 07/05/16 12:50 2 pgs
Fees:13.00 Taxes:1150.70
20160705-0068467

- Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3207, Page 526; Book 3027, Page 536 and Book 4218, Page 818, in the Register's Office for Davidson County, Tennessee.
- Amendment to By-Laws of record in Instrument Number 20080222-0017616, in the Register's Office for Davidson County, Tennessee.
- Utility Easement of record in Instrument Number 20080222-0017558, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20091125-0108552 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **312 Normandy Circle , Nashville, Tennessee 37209-4820**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 30th DAY OF JUNE, 2016.

Walker C. Mathews, dr.

Rachel Mathews

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WALKER C. MATTHEWS, JR., and RACHEL MATHEWS the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of June, 2016.

Notary Public
My Commission Expires: 08-20-2019
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212