THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16078330** BILL GARRETT, Davidson County Trans:T20160069976 DEEDWARR Recvd: 08/12/16 09:43 2 pgs Fees:13.00 Taxes:1165.50 20160812-0084049	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $315,000.00. Affiant Subscribed and sworn to before me, this 10th day of August, 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: Bradford Schleben 332 NORMANDY CIRCLE Nashville TN 37209-4820	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104010B08800CO

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, **Dominique A. Altieri, unmarried and Brett D. Warner, unmarried , as Joint Tenants with Right of Survivorship**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bradford Schleben, an unmarried man** ("Grantees"), its 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, a certain Condominium Apartment being Unit No. 332 on Lot No. 9, on the Plan of 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. 20101004-0079010 and Instrument No. 20120628-0056775, Register's Office for said County, 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, Phase ii for placement of Units, as shown on Exhibit 'A" to the Amendment of the Master Deed of record in Instrument No. 20020523-0063131, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dominique A. Altieri, unmarried, as to an undivided 50% interest, and Brett D. Warner, unmarried, as to an undivided 50% interest, as Joint Tenants with right of Survivorship by Warranty Deed from Hugh Pace and wife, Rebekah Pace, recorded on the 2nd day of August, 2013 in Instrument No. 20130802-0080748, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NORMANDY PLACE CONDOMINIUMS, PHASE II, as recorded in Instrument No. 20020523-0063131 and Plat Book 1835, Page 10.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4984, Page 815.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing NORMANDY PLACE CONDOMINIUMS, PHASE II of record in Instrument No. 20020214-0019862, as amended by instrument(s) of record in Instrument Nos. 20020523-0063131, 20101004-0079010 and 20120628-0056775; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Terms and provisions of by-laws of Normandy Place Condominiums recorded at Instrument Nos. 20020214-0019862 and 20080222-0017616.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3027, Pages 526 and 536.

Charter recorded at Instrument No. 200201140005489.

Easement(s) recorded at Instrument Nos. 20080222-0017558 and 201407100060933.

This is improved property located at 332 NORMANDY CIRCLE Nashville TN 37209-4820

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 10th day of August, 2016.

Dominique A. Altieri

Brett D. Warner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dominique A. Altieri and Brett D. Warner, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of August, 2016.

Notary Public

My Commission Expires: _____

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

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018