RECORD & RETURN TO:
Midtown Title, LLC
1704 Charlotte Ave., Ste 105
Nashville, TN 37203
File No. M1165377

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16089066** BILL GARRETT, Davidson County Trans:T20160093536 DEEDWARR Recvd: 10/24/16 10:46 2 pgs Fees:13.00 Taxes:1246.53 20161024-0112012	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $336,900.00. Affiant Subscribed and sworn to before me, this 14th day of October, 2016. Notary Public My Commission Expires: 5/5/2020 AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Avery Robinson	Caliber Home Loans, Inc.	Tax Parcel ID No.
328 Normandy Circle	3701 Regent Blvd, Ste 180	104-01-0B-085.00 CO
Nashville TN 37209	Irving, TX 75063	

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, **Madison Vannoy n/k/a Madison Vannoy York, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Avery P. Robinson, a single woman**, ("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. 328 on Lot No. 8 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 and Second Amendment of record in Instrument No. 20101004-0079010 and Third Amendment of record in Instrument No. 20120628-0056775 . 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 MADISON VANNOY, UNMARRIED, by deed from SHEILA P. BALDWIN, TRUSTOR AND/OR TRUSTEE OF THE BALDWIN REVOCABLE LIVING TRUST DATED DECEMBER 31, 2008, of record in Instrument No. 20120726-0065655, dated July 20, 2012, said Register's Office. Madison Vannoy having since married and is now known as Madison Vannoy York.

Cary York joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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 2017 and subsequent years for Map-Par. 104-01-0B-085.00 CO.

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

Matters shown on the Plan of record in Plat Book 1835, page 10, said Register's Office.

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 328 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 14th day of October, 2016.

Madison Vannoy York
Madison Vannoy n/k/a Madison Vannoy York

Cary York by Madison Vannoy York, attorney-in-fact
Cary York by Madison York, his Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Madison Vannoy York with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Cary York, 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 14th day of October, 2016.

Notary Public

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: _____

MY COMMISSION EXPIRES JULY 3, 2017