Davidson County DEEDWARR
Recvd: 12/19/16 09:49 3 pgs
Fees:18.00 Taxes:1224.70
20161219-0132692

WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1661 Aaron Brenner Drive #301
Memphis, TN 38120
901-758-2580
Cartus File #2736867

Return to:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value for this transfer, whichever is greater, is $ 331,000.00

Affiant

Subscribed and sworn to me, this the 14TH day of DECEMBER, 2016.

Notary Public

My commission expires: 8/5/18

ANDREW H. MALONEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Property Address:	Property Owner:	Mail tax bills to:	Parcel ID:
308 Normandy Circle NASHVILLE, TN 37209	Elizabeth A. DeGrandis	USAA Federal Savings 10750 McDermott Freeway San Antonio, TX 78288	Map 104-01-0-B Parcel 070.00-CO

THIS INDENTURE is made effective the 14TH day of DECEMBER, 2016, by **Aaron Bell, unmarried, and Andrew Cryer, unmarried**, First Parties, for the purpose of conveying the premises described herein to ELIZABETH A. DEGRANDIS, A MARRIED WOMAN, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 308 on Lot No.3 of the Normandy Place Condominiums, Phase II, 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 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 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 First Parties herein by Warranty Deed of record under Instrument Number 20141002-0091086 in the Register's Office of Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Setback requirements and general utility, sewer, and drainage easements of record upon which the improvements do not encroach, including, without limitation, Master Deed and By-Laws of Normandy Place, of record as Instrument No. 20020214-0019862, as amended by First Amendment to Master Deed Establishing Normandy Place Condominiums of record as Instrument No. 20020523-0063131, as amended by Amendment to Master Deed Establishing Normandy Place Condominiums of record as Instrument No. 20101004-0079010, as amended by Amendment to Master Deed Establishing Normandy Place Condominiums of record as Instrument No. 20120628-0056775; Declaration of Covenants, Conditions and Restrictions contained in the Instrument of record in 20080222-0019862, Book 1835, Page 10, Book 4984, Page 815, Instrument No. 0020523-0063131, and Instrument No. 20101004-009010; Charter of Normandy Place Homeowner's Association, Inc. of record in 20020114-0005489; Dedication and Conveyance of Open Space of record in 20041230-0155033; Encroachment Easement Agreement of record as Instrument No. 20140710-0060933; Right-of-Way easement of record in Book 4218, Page 818; Underground Utilities Easement of record as Instrument No. 20080222-0017558; and Sanitary sewer easements of record in Book 3027, Page 526 and Book 3027, Page 536, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

[CONTINUED ON FOLLOWING PAGE]

THIS conveyance is made subject to applicable restrictions, building setback lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2017, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal effective the day and year first above written.*

Aaron Bell

Andrew Cryer

Andrew Cryer

STATE OF Utah)
COUNTY OF Salt Lake)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, ~~**Aaron Bell**~~ Andrew Cryer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Salt Lake County, this the 30 day of September, 2016

NOTARY PUBLIC

My Commission Expires:
3/26/2018

TYLER SEAL
Notary Public State of Utah
My Commission Expires on:
March 26, 2018
Comm. Number: 674343

STATE OF TN)
COUNTY OF ~~Williamson~~ Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, ~~**Andrew Cryer,**~~ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Aaron Bell

WITNESS MY HAND AND SEAL AT OFFICE, in DAVIDSON County, this the 3 day of October, 2016

NOTARY PUBLIC

My Commission Expires:
November 4, 2018

ANAMARIA HORRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

