WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160112257 DEEDWARR
Recvd: 12/21/16 10:12 2 pgs
Fees:13.00 Taxes:1110.00
20161221-0133974

R-VRES-16-413-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 03.06.18
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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)
Omar Khan	**First Tennessee Bank, National Association**	
(NAME) **413 Normandy Circle**	(NAME) **Fulfillment Center**	**104-01-0B-044.00-CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **Glendale, CO 80246**	
(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, **JULIA B. LAWTON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **OMAR KHAN, AN UNMARRIED MAN,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No, 413 on Lot No. 48 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 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 under Instrument No. 20020214-0019862 and as amended 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 Julia B. Lawton, an unmarried person by Warranty deed from Rebecca Jo Morgan Belcher (being one and the same person as Rebecca Jo Morgan) and Jason Belcher, wife and husband of record in Instrument No. 20071212-0143282 Register's Office for Davidson County, Tennessee, dated December 07, 2007 and recorded on December 12, 2007.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- Matters shown on the Plan of record in Plat Book 1835, Page 10, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Normandy Place Condominiums, of record in Instrument No. 20020214-0019862, amended in Instrument No. 20020523-0063131, Instrument No. 20101004-0079010 and Instrument No. 20120628-0056775, Register's Office for Davidson County, Tennessee.
- Amendment to the Rules and Regulations of record in Instrument No. 20080222-0017616, in the Register's Office for Davidson County, Tennessee.
- Charter for Normandy Place Condominium Owner's Association, Inc. of record in Instrument No. 20020114-0005489, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Open Space to Normandy Place Condominium Owner's Association, Inc., of record in Instrument No. 20041230-0155033, in the Register's Office for Davidson County, Tennessee.
- Easement(s) for Sanitary Sewers and /or Storm Drainage of record in Book 3027, Page(s) 526 and 536, in the Register's Office for Davidson County, Tennessee.
- Right-of-Way and Easement Agreement for sewer purposes of record in Book 4218, Page 818, in the Register's Office for Davidson County, Tennessee.
- Grant of Underground Utility Easement of record in Instrument No. 2008022-0017558, in the Register's Office for Davidson County, Tennessee.
- Encroachment Easement of record in Instrument No. 20140710-0060933, in the Register's Office for

Davidson County, Tennessee.
- Restrictive Covenants of record in Book 4984, Page 815, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20071212-0143282 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: **413 Normandy Circle, Nashville, Tennessee 37209**.

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 19th DAY OF DECEMBER, 2016.

Julia B. Lawton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIA B. LAWTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of December, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

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