Davidson County DEEDWARR
Recvd: 05/15/17 14:57 4 pgs
Fees:23.00 Taxes:1287.23
20170515-0048123

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33625-04-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $347,900.00. Cynthia D. West Affiant Subscribed and sworn to before me this 10 day of May, 2017. J CARLA IKARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Notary Public My Commission Expires 1-8-19

WARRANTY DEED

Address New Owner: John M. Evenson, Mary C. Evenson, and Andrea K. Evenson 402 Normandy Circle Nashville, TN 37209	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 104 01 0 B 140 00CO

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, **Tara Anne Nielsen, and husband, Tyler Nielsen**, ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Andrea Evenson**, unmarried, as to one-third undivided interest as joint tenants with right of survivorship with **John M. Evenson** and wife, **Mary C. Evenson,** tenants by entirety, as to a two-thirds undivided interest ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at **402 Normandy Circle, Nashville, TN 37209.**

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 12th day of May, 2017.

Tara Anne Nielsen by [signature] her attorney-in-fact

Tara Anne Nielsen, by George E. Mudter, Jr. her Attorney-in-fact

Tyler Nielsen by [signature] his attorney-in-fact

Tyler Nielsen, by George E. Mudter, Jr. 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, George E. Mudter, Jr., with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Tara Ann Nielson and Tyler Nielson and he is authorized by Tara Ann Nielson and Tyler Nielson to execute this instrument on their behalf.

Witness my hand and seal, at office, this 12th day of May, 2017.

[signature]
Notary Public
My Commission Expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 402, together with the appurtenant interest in the common elements of Normandy Place Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20020214-0019862, as amended in Instrument No. 20020523-0063131, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned First Amendment to Master Deed, and being located upon Lot No. 26 on the Plan of Acklen Heights, of record in Plat Book 1835, page 10, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tara Anne Demmer and husband, Tyler Nielsen, by deed dated May 31, 2012, from Kelli Cashiola n/k/a Kelli Cashiola Harwood, married, of record in Instrument No. 20120604-0048227, Register's Office for Davidson County, Tennessee. Tara Anne Demmer is one and the same as Tara Anne Nielsen.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by the Grantees. Map and Parcel No. 104 01 0 B 140 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Normandy Place Condominiums, of record in Instrument No. 20020214-0019862, amended in instrument No. 20020523-0063131, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 1835, page 10, Register's Office for Davidson County, Tennessee.
5. Amended Rules and Regulations for Normandy Place Condominiums recorded in Instrument No. 20080222-0017616, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Mitchell A. Watts, 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.

Mitchell A Watts

Signature

State of Tennessee

County of Davidson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WRS

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

