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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 170612303**<br><br>BILL GARRETT, Davidson County<br>Trans:T20170061257 DEEDWARR<br>Recvd: 07/18/17 11:23 2 pgs<br>Fees:13.00 Taxes:1258.00<br>20170718-0072199 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $340,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 14th day of July, 2017.<br><br>Notary Public<br>My Commission Expires: |

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Jennifer Jawor<br>384 Normandy Circle<br>Nashville TN 37209 | New Owner | Tax Parcel ID No.<br>104-01-0B-127.00 CO |

**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, **William T. Hampton and Lauren H. Hampton, Husband and Wife** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Jennifer Jawor, unmarried 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 Unit No. 384, on the Horizontal Property Regime for Normandy Place Condominiums, as recorded in the Master Deed 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, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to WILLIAM T. HAMPTON and LAUREN H. HAMPTON, husband and wife, by deed from ANDREA L. BABCOCK, of record in Instrument No. 20130702-0068519, dated June 24, 2013, said Register's Office.

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-127.00 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.

Master Deed of record in Instrument No. 20020214-0019862, amended in Instrument No. 20020523-0063131, Instrument No. 20101004-0079010 and Instrument No. 20120628-0056775, said Register's Office.

Rules & Regulations of record in Instrument No. 20080222-0017616, said Register's Office.

Easements of record in Book 3027, page 526 and Book 3027, page 536, said Register's Office.

Grant of Underground Utility Easement of record in Instrument No. 20080222-0017558, said Register's Office.

Right of Way and Easement Agreement of record in Book 4218, page 818, said Register's Office.

This is improved property located at 384 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 July, 2017.

William T. Hampton

Lauren H. Hampton

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William T. Hampton and Lauren H. Hampton, 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 14th day of July, 2017.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018