Bill Garrett Davidson County
Batch# 3887 DEEDWARR
09/22/2017 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,413.40
20170922-0097610

#33901

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $382,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 10-7-2019
(AFFIX SEAL)

P-BR-17-393

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)
Morgan L. Roche	Franklin Synergy Bank	
(NAME) **393 Normandy Circle**	(NAME) 722 Columbia Ave	**104-1-B-142.00CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) Franklin, TN 37064	
(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, **CELIA L. SEATON (F/K/A CELIA L. WILLIAMS), MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MORGAN L. ROCHE, A SINGLE WOMAN,** 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:

Land in Davidson County, Tennessee, being Unit No. 393 on Lot No. 45 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 as amended under Instrument No. 20020523-0063131, Instrument 20101004-0079010 and Instrument 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 "A" to the Amendment to Master Deed of record under Instrument No. 20020523-0063131, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.

Being the same property conveyed to Celia L. Williams by Warranty Deed from Harry Yee, unmarried, recorded November 2, 2010 in Instrument No. 20101102-0087878, Register's Office for Davidson County, Tennessee. The said Celia L. Williams being one and the same, and now known, as Celia L. Seaton.

Grantor's spouse joins in the execution of this Deed for the purpose of conveying any and all interest, marital or otherwise, that he may have in said property.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 1835, Page 10;
- Master Deed of record in Instrument No. 20020214-0019862, as amended in Instrument Nos. 20020523-0063131, 20101004-0079010 and 20120628-0056775;
- All matters shown on Plan attached as Exhibit "A" to the Amendment to said Master Deed of record in Instrument No. 20020523-0063131;
- HOA Charter of record in Instrument No. 20020114-0005489;
- Amendment to the Rules and Regulations of record in Instrument No. 20080222-0017616;
- Easements for Sanitary Sewers and/or Storm Drainage of record in Book 3027, Pages 526 and 536;
- Restrictions of record in Book 4984, Page 815;
- Conveyance of common areas of record in Instrument No. 20041230-0155033;
- Underground Utility Easement of record in Instrument No. 20080222-0027558, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **393 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 SEPTEMBER, 2017.

Celia L Seaton by Jeremy Seaton Attorney In Fact

Celia L. Seaton by Jeremy Seaton, Attorney-In-Fact

Jeremy Seaton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEREMY SEATON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CELIA L. SEATON, and who acknowledged he/she/they executed the same as the free act and deed of the said CELIA L. SEATON.

Witness my hand and official seal, this the 19th of September, 2017.

Megan Paulus

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF Tennessee
COUNTY OF Davidson

On this the 19th day of September, 2017, before me personally appeared Jeremy Seaton to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th day of September, 2017.

Megan Paulus

Notary Public

My Commission Expires: 8/20/19

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: 10-7-2019
Notary Seal:

