THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 171013910**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $325,000.00. Affiant Subscribed and sworn to before me, this30th day of November, 2017. Notary Public My Commission Expires: 9/29/2021

LISA S. ALLARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Bill Garrett Davidson County
atch# 32248 DEEDWARR
2/01/2017 10:23:51 AM 2 pgs
ees: $13.00 Taxes: $1,202.50

20171201-0122699

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Erica L. Peterson 419 Normandy Circl Nashville TN 37209	~~New Owner~~ Guaranteed Rate. 4410 N. Ravenswood Ave Chicago, IL 60640	Tax Parcel ID No. 104-01-0B-040.00 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, **Natalee Haynes, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Erica L. Peterson, a single woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 419, together with the appurtenant undivided interest in the general and limited common elements of Normandy Place Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, established by Master Deed of record in Instrument No. 20020214-0019862, as amended in Instrument No. 20020523-0063131, Instrument No. 20101004-0079010 and Instrument No. 20120628-0056775, Register' s Office for Davidson County, Tennessee. Said Unit being depicted on the Condominium Site Plan attached as Exhibit "E to the First Amendment to the Master Deed of record in Instrument No. 20020523-0063131, Register' s Office for Davidson County, Tennessee, and being located upon Lot No. 49 on the Plan of Revised Acklen Heights, of record in Plat Book 1835, Page 10, Register' s Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to NATALEE HAYNES, by deed from K A THERINE ARCHER, NKA KATHERINE ARCHER-TUCKER, of record in Instrument No. 20150120-0005267, dated January 9, 2015, said Register's Office.

Marc Estrin joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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 2018 and subsequent years for Map-Par. 104-01-0B-040.00 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.

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

Master Deed and ByLaws of record in Instrument No. 20020214-0019862, amended in Instrument No. 20020523-0063131, Instrument No. 20101004-0079010 and Instrument No. 20120628-0056775, ByLaws amended in Instrument No. 20080222-0017616, said Register's Office.

Easements, assessments and special assessments as contained in Master Deed of record in Instrument No. 20020214-0019862, said Register's Office.

This is improved property located at 419 Normandy Circl 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 30th day of November, 2017.

Natalee Haynes

Marc Estrin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Natalee Haynes, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of November, 2017.

Notary Public

My Commission Expires: 9/10/18

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Marc Estrin, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of November, 2017.

Notary Public

My Commission Expires: 9/10/18

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018