Bill Garrett Davidson County
Batch# 52858 DEEDWARR
01/30/2018 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20180130-0009264

WARRANTY DEED

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$350,000.00.**

Affiant

Subscribed and sworn to before me this 29th day of Jan, 2018.

Notary Public
My Commission expires: 1-8-19
(Affix Seal)

THIS INSTRUMENT PREPARED BY

Cobb Law Group, L.P., James W. Cobb, Esq. 1994 Gallatin Pike N. Suite 315, Madison TN, 37115

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Elizabeth R. Cox & Charlotte Leigh Cox	Same as Owner	104010B10600CO
420 Normandy Circle		
Nashville, TN 37209		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Ashley Hester, a married woman, also known as, Ashley Hester Ayers,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Elizabeth R. Cox, a married woman, and Charlotte Leigh Cox, an unmarried woman, taking as joint tenants with rights of survivorship,** hereinafter called the GRANTEE(S), the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 420, together with the appurtenant interest in the common elements of NORMANDY PLACE CONDOMINIUMS, 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 and further amended at Instrument No 20101004-0079010 and Instrument No. 20120628-0056775, Register's Office for Davidson County, Tennessee, including without limitation the By Laws appended thereto, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in the Master Deed. Reference is hereby made to the Plan of Normandy Place Condominiums, for placement of the units as shown on Exhibit "A" on the First Amendment to the Master Deed of record in Instrument No 20020523-0063131, Register's Office for Davidson County, Tennessee for a more complete identification and description of such unit and being located upon Lot 31 on the Plan of Revised Plan, ACKLEN HEIGHTS, of record in Plat Book 1835, page 10, Register's Office for Davidson County, Tennessee.

BEING THE SAME PROPERTY CONVEYED TO ASHLEY HESTER, UNMARRIED, BY WARRANTY DEED FROM JAMES STEPHEN DAVES, AN UNMARRIED MAN AND JENNIFER ANN CHICHESTER, AN UNMARRIED WOMAN, OF RECORD IN INSTRUMENT NO. 20130424-0040685, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 17, 2013 AND RECORDED APRIL 24, 2013.

John Robert Ayers, spouse of Ashley Hester, a married woman, also known as, Ashley Hester Ayers, joins in this conveyance to convey any and all marital interest he may have in subject property.

This is improved property known as 420 Normandy Circle, Nashville TN, 37209.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hand this January 29, 2018.

Ashley Hester Ayers

Ashley Hester Ayers

John Robert Ayers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **ASHLEY HESTER AYERS**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained. *John Robert Ayers

WITNESS my hand and Official Seal at office this JANUARY, 29, 2018.

My commission expires 5-8 2021

Notary Public

JAMES W. COBB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

TRUE COPY CERTIFICATION

I, MITCHELL A. WATTS, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents 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, J Carla Ikard, 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.

J Carla Ikard
Notary

My Commission Expires 1-8-19

Notary's Seal

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY