WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

O-VRES-18-386

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $334,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX)

Bill Garrett Davidson County
Batch# 82551 **DEEDWARR**
04/19/2018 09:05:06 AM 2 pgs
Fees: $13.00 Taxes: $1,235.80

20180419-0036792

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)
Emily Weikert	New Owner	
(NAME)	(NAME)	**104-01-0B-128.00-CO**
386 Normandy Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BROOKE ANN WILSON, AN UNMARRIED WOMAN AND TIMOTHY J. WILSON, JR., MARRIED,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **EMILY WEIKERT, AN UNMARRIED WOMAN,** hereinafter called the Grantee, her heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 386 on Lot No. 22 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 first amendment of record in Instrument No. 20020523-0063131, 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 "E" to the Master Deed of record in Instrument No. 20020214-0019862, and as Exhibit "A" on the first amendment to Master Deed of record under Instrument No. 20020523-0063131, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Brooke Ann Wilson, an unmarried woman, and Timothy J. Wilson, Jr., a married man by Warranty Deed from Colt Michael McClain and Lauren Nicole McClain of record in Instrument No. 20140430-0036208 Register's Office for Davidson County, Tennessee, dated April 22, 2014 and recorded on April 30, 2014.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF TIMOTHY J. WILSON, JR.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 1835, Page 10, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Normandy Place Condominiums of record in Instrument Number 20020214-0019862, Instrument No. 20020523-0063131, Instrument No. 20101004-0079010 and Instrument No. 20120628-0056775, Register's Office for Davidson County, Tennessee.
- Amendment to the Rules and Regulations of record in Instrument Number 20080222-0017616, in the Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Instrument Number 20020114-0005489, in the Register's Office for Davidson County, Tennessee.
- Easements for Sanitary sewer and/or storm drainage of record in Book 3027, Page (s) 526 and 536, in the Register's Office for Davidson County, Tennessee.
- Conveyance of common areas of record in Instrument Number 20041230-015033, in the Register's Office for Davidson County, Tennessee.
- Underground Utility Easement granted Metropolitan Government of Nashville and Davidson County,

Tennessee of record in Instrument Number 20080222-0017558, in the Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **386 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 our hands this the 17th DAY OF APRIL, 2018.

Brooke Ann Wilson by Lisa Wilson, Attorney in Fact

Brooke Ann Wilson by Lisa Wilson, Attorney In Fact

Timothy J. Wilson, Jr. by Lisa Wilson, Attorney in Fact

Timothy J. Wilson, Jr. by Lisa Wilson, 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, Lisa Wilson, 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 BROOKE ANN WILSON AND TIMOTHY J. WILSON, JR., and who acknowledged he/she/they executed the same as the free act and deed of the said BROOKE ANN WILSON AND TIMOTHY J. WILSON, JR.

Witness my hand and official seal, this the 17th of April, 2018.

C. Loy Carney

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

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