THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190219220** Karen Johnson Davidson County Batch# 204558 DEEDWARR 03/12/2019 09:20:27 AM 2 pgs Fees: $13.00 Taxes: $1,165.50 20190312-0022237	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $315,000.00. Will McCaskill Affiant Subscribed and sworn to before me, this 8th day of March, 2019. Kate Nyquist Notary Public My Commission Expires: 11-8-2021 KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

WARRANTY DEED

Address New Owner: William McCaskill and Samantha Eastman 394 Normandy Circle Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-01-0B-134.00CO

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, **Amy Jones now known as Amy Stewart, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William McCaskill, an unmarried man, and Samantha Eastman, an unmarried woman, as Tenants in Common with the Rights of Survivorship,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows: *A/K/A Will McCaskill

Land in Davidson County, Tennessee, being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 394 on Lot No. 24 of the Normandy Place Condominiums, Phase III, 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 under 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 "A" to the Master Deed of record under Instrument No. 20020214-0019862 and as shown 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 Amy Jones, unmarried by Warranty Deed from Zachary O. Proffitt and Regina D. Proffitt, husband and wife, and H.C. Proffitt, married, recorded on the 1st day of November, 2005 in Instrument No. 20051101-0131692, in the Register's Office of Davidson County, Tennessee.

Amy Jones having since married and now known as Amy Stewart.

Said property was never the marital residence of Grantor.

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.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GC-19-394

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing NORMANDY PLACE CONDOMINIUMS of record in Instrument No. 20020214-0019862 and amended in Instrument Nos. 20020523-0063131; 20080222-0017616; 20101004-0079010 and 20120628-0056775 ; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Utility, recorded in Instrument No. 20080222-0017558.

Easement for Sanitary Sewer, recorded in Book 3027, Page 526 and Book 3027, Page 536.

Quitclaim to Homeowners Association for Open Space recorded at Instrument No. 20041230-0155033.

This is improved property located at 394 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 8th day of March, 2019.

Amy Jones n/k/a Amy Stewart

Amy Jones n/k/a Amy Stewart

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Amy Jones n/k/a Amy Stewart, 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 8th day of March, 2019.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021