**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**2002 Richard Jones Rd, Ste 203A**
**Nashville, TN 37215**

**CRT File No. 190219195**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $323,500.00.

Affiant

Subscribed and sworn to before me, this 15th day of March, 2019.

Notary Public
My Commission Expires: _____

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

Karen Johnson Davidson County
Batch# 207565 DEEDWARR
03/19/2019 11:18:55 AM 2 pgs
Fees: $13.00 Taxes: $1,196.95
20190319-0024918

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Dana R. Pier<br>368 Normandy Circle<br>Nashville TN 37209 | New Owner | Tax Parcel ID No.<br>104-01-0B-115.00CO |

**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, **Matt G. Kingrey and Shira M. Kingrey, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dana R. Pier, unmarried**, ("Grantees"), its 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. 368 on Lot No. 18 of Normandy Place Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "E" of record in Doc. No. 20020214-0019862 and shown on as Exhibit "A" to the first Amendment to the Master Deed of record in Doc. No. 20020523-0063131, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed by Quitclaim Deed from Matt G. Kingrey, an unmarried person to Matt G. Kingrey and Shira M. Kingrey, husband and wife as recorded on the 1st day of September, 2015 in Instrument No. 20150901-0088479 and Warranty Deed from Jillian Alice Danker, unmarried to Matt G. Kingrey, an unmarried person as recorded on the 10th day of July, 2007 in Instrument No. 20070710-0082348, in the Register's Office of Davidson County, Tennessee.

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.

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 , as amended by instrument(s) of record 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 Underground Utility, recorded in Instrument No. 20080222-0017558.

Encroachment Easement Agreement as set forth in instrument recorded in Instrument No. 20140710-0060933.

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

This is improved property located at 368 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 15th day of March, 2019.

Matt G. Kingrey

Shira M. Kingrey

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matt G. Kingrey and Shira M. Kingrey, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of March, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022