WARRANTY DEED

Karen Johnson Davidson County
Batch# 226783 DEEDWARR
05/07/2019 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20190507-0042722

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$330,000.00.**

Affiant

Subscribed and sworn to before me this 7th day of May, 2019

Notary Public
My Commission expires: 1/2/10/2019
(Affix Seal)

D THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Emily A. Kelley	SWBC Mortgage Corp.	104-01-0-B-025.00CO
357 Normandy Circle	9311 San Pedro #100	
Nashville, TN 37209	San Antonio TX 78216	

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, **Lana LaRae Huffman, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Emily A. Kelley, single woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, being Unit No. 357, together with the appurtenant interest in the common elements of Normandy Place Condominiums Horizontal Property Regime established by Master Deed, of record in Instrument Number 20020214-0019862 and as amended in Instrument Number 20020523-0063131, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit E to the aforementioned First Amendment to the Master Deed and being located upon Lot No. 41 on the 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 Lana Larae Huffman, from Jason E. Pope and Emily A. Ferrell, joint tenants with right of survivorship, by Warranty Deed on May 15, 2009, of record in Instrument Number 20090520-0046217, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2019 and subsequent years, plus any penalties and interest which may accrue.
- Master Deed and By-Laws of record in Instrument Number 20020214-0019862; 20020523-0063131 and 20080222-0017616, Register's Office for Davidson County, Tennessee.
- All matters of record in Book 1835, Page 10, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Instrument Number 20020114-0005489, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Instrument Number 20041230-0155033, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Instrument Numbers 20120628-0056775; 20080222-0017616 and 20140710-0060933, Register's Office for Davidson County, Tennessee.

This is improved property known as: **357 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, his heirs, successors and assigns 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 our hands this May 3, 2019.

Lana Larae Huffman

BY: _____
Andy Maloney, Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Andy Maloney,** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Lana LaRae Huffman,** the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Lana LaRae Huffman,** the bargainor(s), by the said **Andy Maloney,** as Attorney-in-Fact.

WITNESS my hand and seal, this 3rd day of May, 2019.

_____ My Commission Expires: 7/8/19
NOTARY PUBLIC

HALE E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John W. Bishop, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Thompson, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary's Signature

My Commission Expires: 12/10/2019.

Notary's Seal (If on paper)