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

CRT File No. 190721823

Karen Johnson Davidson County
Batch# 280574 DEEDWARR
09/04/2019 11:25:15 AM 2 pgs
Fees: $13.00 Taxes: $1,313.50
20190904-0089242

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $355,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of August, 2019.

Notary Public
My Commission Expires:

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JUL 06, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Janice Irene Stout 330 Normandy Circle Nashville TN 37209	New Owner	Tax Parcel ID No. 104 01 0B 086.00

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, **David Matthew Teague and Alyson Justus Teague, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Janice Irene Stout, an unmarried woman**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 330 on Lot 8 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 Amendments of record in Instrument Nos. 20020523-0063131, 20080222-00117616, 20101004-0079010 and 20120628-0056775, 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 Alyson L. Justus, unmarried, by Warranty Deed from Laura E. Bilbrey, unmarried, of record in Instrument No. 20021220-0157725, in the Register's Office of Davidson County, Tennessee, dated December 19, 2002 and recorded December 20, 2002.

Being the same property conveyed to David Matthew Teague and Alyson Justus Teague, husband and wife, by Quitclaim Deed from Alyson Justus Teague, formerly known as Alyson L. Justus, of record in Instrument No. 20180503-00420053, in the Register's Office of Davidson County, Tennessee, dated May 01, 2018 and recorded May 03, 2018.

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.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ACKLEN HEIGHTS, as recorded in Plat Book 1835, Page(s) 10.

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, a Horizontal Property Regime of record in Instrument No. 20020214-0019862, as amended by instrument(s) of record in Instrument No. 20020523-0063131, Instrument No. 20080222-0017616, Instrument No. 20101004-0079010 and Instrument No. 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.

Charter of Normandy Place Condominium Owners' Association, Inc. of record in Instrument No. 20020114-0005489

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 4984, Page 815.

Easement for Temporary Construction, recorded in Book 3027, Page 526.

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

Right of Way and Easement Agreement as set forth in instrument recorded in Book 4218, Page 818.

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

Acquisition of Common Open Spaces by the Normandy Place Condominium Owners' Association, Inc., of record in Instrument No. 20041230-0155033

Rights of others in and to any party walls located on the subject property.

This is improved property located at 330 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 30th day of August, 2019.

David Matthew Teague

Alyson Justus Teague
By: David Matthew Teague, 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, David Matthew Teague, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Alyson Justus Teague and that he is authorized by Alyson Justus Teague to execute this instrument on her behalf.

WITNESS my hand, at office, this 30th day of August, 2019.

Notary Public

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

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