Karen Johnson Davidson County
Batch# 300006 DEEDWARR
10/11/2019 03:05:14 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20191011-0104617

WARRANTY DEED

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

R-VRES-19-409

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF OCTOBER, 2019.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

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)
Jennifer Garrett and Christy Ikner	**Synovus Mortgage Corp.**	
(NAME)	(NAME)	**104-01-0B-047.00-CO**
409 Normandy Circle	**1033 Demonbruen Street**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Nashville, TN 37203**	
(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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LISA S. MANN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JENNIFER GARRETT AND CHRISTY IKNER, MARRIED TO EACH OTHER,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 409 on Lot No. 47 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 under Instrument No. 20020523-0063131, Instrument No. 20101004-0079010 and Instrument No. 20120628-0056775, and further amended By-Laws in Instrument No. 20080222-0017616 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 under Instrument No. 20020214-0019862 and shown on Exhibit "A" to 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 Lisa S. Mann, a married woman by Warranty deed from Joshua R. Houser and wife, Anne G. Houser of record in Instrument No. 20090603-0051382 Register's Office for Davidson County, Tennessee, dated May 29, 2009 and recorded on June 03, 2009.

The above-described property has never been the marital residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent.
- 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 No. 20020214-0019862, amended in 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 No. 20080222-0017616, in the Register's Office for Davidson County, Tennessee.
- Charter for Normandy Place Condominium Owner's Association, Inc. of record in Instrument No. 20020114-0005489, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Open Space to Normandy Place Condominium Owner's Association, Inc., of record in Instrument No. 20041230-0155033, in the Register's Office for Davidson County, Tennessee.
- Easement(s) for Sanitary Sewers and /or Storm Drainage of record in Book 3027, Page(s) 526 and 536, in the Register's Office for Davidson County, Tennessee.
- Right-of-Way and Easement Agreement for sewer purposes of record in Book 4218, Page 818, in the Register's Office for Davidson County, Tennessee.
- Grant of Underground Utility Easement of record in Instrument No. 2008022-0017558, in the Register's

Office for Davidson County, Tennessee.
- Encroachment Easement of record in Instrument No. 20140710-0060933, 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: **409 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 my/our hand(s) this the 10th DAY OF OCTOBER, 2019.

Lisa S. Mann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LISA S. MANN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of October, 2019.

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