THIS INSTRUMENT PREPARED BY: FAITH TITLE AND ESCROW, INC. 2236 NEW HOPE ROAD HENDERSONVILLE, TN 37075 FILE NO. 191508	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for the transfer is $350,000.00. Affiant Subscribed and sworn before me, this 14 day of January, 2020 Notary Public My Commission Expires: 7/6/20

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 7/6/2020

Karen Johnson Davidson County
Batch# 345870 DEEDWARR
01/21/2020 02:08:07 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20200121-0007359

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
TANYA BRAUN **353 NORMANDY CIRCLE** **NASHVILLE, TN 37209**	New Owner	Map/Parcel: 104 010B02800CO

FOR AND IN CONSDERATION 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, **AMANDA THOMPSON, A SINGLE WOMAN**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **TANYA BRAUN, AN UNMARRIED WOMAN**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Unit 353 on Lot No. 40 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 as amended under Instrument No. 20020523-0063131, Instrument No. 20101004-079010, and Instrument 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 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 Amendment to Master Deed of record under Instrument No. 20020523-0063131, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.

Being the same property conveyed from Lincoln W. Rogers to Amanda Thompson by Warranty Deed dated the 3rd day of April, 2018, of record in Instrument Number 20181029-0106710, Register's Office for Davidson County, Tennessee.

This is improved property known as 353 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 14th day of January, 2020.

Amanda Thompson
AMANDA THOMPSON

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **AMANDA THOMPSON**, known to me or satisfactory proved to be the person(s) whose name(s) he/she/they subscribed to the within instrument and who acknowledge that he/she/they executed the same for the purposed therein contained.

Witness my hand, at office, this 14th day of January, 2020.

Jennifer Quinn
Notary Public
My Commission Expires 9/20/21

