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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200326060** Karen Johnson Davidson County Batch# 392633 **DEEDWARR** 04/28/2020 10:07:38 AM 2 pgs Fees: $13.00 Taxes: $1,370.48 20200428-0044095	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $370,400.00. Affiant Subscribed and sworn to before me, this 27th day of April, 2020. Notary Public My Commission Expires: TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires August 30, 2021

WARRANTY DEED

Address New Owner: Istvan Madari and Reka Madari 329 Normandy Circle Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104 01 0B 091.00

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, **Allison P. Anoll and Andrew C. Runyan, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Istvan Madari and Reka Madari, husband and wife**, ("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. 329 on Lot No. 36 of Normandy Place Condominiums, Phase II, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "E" to the Master Deed of record in Instrument No. 20020214-0019862 and shown as Exhibit "A" to the amendment to the Master Deed of Record in Instrument No. 20020523-0063131, and further amendments posted in Instrument No(s). 20080222-0017616, 20101004-0079010, and 20120628-0056775, and any amendments thereto, 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 to Allison P. Anoll and Andrew C. Runyan, wife and husband, by Warranty Deed from Petr Savelyev and Tatiana N. Strelkova, husband and wife, of record in Instrument No. 20160714-0072113, in the Register's Office of Davidson County, Tennessee, dated July 08, 2016 and recorded on July 14, 2016.

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 2020 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 SUBDIVISION, as recorded in Plat Book 1424, Page(s) 125.

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

BOX 10 A

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION PT. LOTS 3 & 4 ACKLEN HEIGHTS, as recorded in Plat Book 4595, Page(s) 193.

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 Right of Way, recorded in Book 4218, Page 818.

Easement for Temporary Construction and Sanitary Sewer, recorded in Book 3027, Page 526 and Book 3027, Page 536.

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

This is improved property located at 329 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 27th day of April, 2020.

Allison P. Anoll
by Attorney in Fact
Allison P. Anoll
By: Will Chapman, Attorney in Fact

Andrew C. Runyan
by Attorney in Fact
Andrew C. Runyan
By: Will Chapman, 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, Will Chapman, 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 Allison P. Anoll and Andrew C. Runyan and that he is authorized by Allison P. Anoll and Andrew C. Runyan to execute this instrument on their behalf.

WITNESS my hand, at office, this 27th day of April, 2020.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Notary Public