Karen Johnson Davidson County
Batch# 409661 DEEDWARR
06/03/2020 11:16:07 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20200603-0056928

WARRANTY DEED

2020-1679

April G. Nichols State of Tennessee Notary Public Williamson County

State of Tennessee

County of Williamson

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

Lakin Singleton
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th day of May, 2020.

(Affix Seal) Notary Public

My Commission Expires: 6.24.2023

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Joseph T. Grumski and Peggy Grumski 322 Normandy Circle Nashville, TN 37209	NEW OWNER	104.01-0B-080.00 CO

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, I/we, **Ashley E. Wilson and Lisa A. Wilson**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Joseph T. Grumski and Peggy Grumski**, hereinafter called the Grantee(s), their heirs 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. 322 on Lot No. 6 of the Normandy Place Condominiums, Phase 11, 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 Number 20020214-0019862 and as amended under Instrument Number 20020523-0063131, 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 First Amendment to Master Deed of record under Instrument Number 20020523-0063131, said Register's Office for a more complete identification and description of said unit.

Being the same property conveyed to Ashley E. Wilson and Lisa A. Wilson from Peter Wilson, Trustee of the Ashley Elle Wilson Trust dated June 14, 2013 by October 14, 2015 and recorded November 6, 2015 in Instrument #20151106-0113173, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
This is (X) improved property know as 322 Normandy Circle, Nashville, TN 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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 28th day of May, 2020.

Ashley E. Wilson

Lisa A. Wilson

State of Tennessee
County of Williamson

Personally appeared before me, Ryan Beane a Notary Public in and for said County and State, the within named Ashley E. Wilson and Lisa A. Wilson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of May, 2020.

Notary Public
My Commission Expires: 11/6/2023

