IT 20050199

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167

WARRANTY DEED

Karen Johnson Davidson County
Batch# 412475 DEEDWARR
06/09/2020 02:54:54 PM 2 pgs
Fees: $13.00 Taxes: $1,353.83

20200609-0059233

R-VRES-20-3597-302

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,900.00.

Brittany Paige Maynor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GAIL C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022

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)
Brittany Paige Maynor	SAME	
(NAME)	(NAME)	
3597 Normandy Circle Place S, #302		**104-01-0B-065.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **ERIC C. PATTERSON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRITTANY PAIGE MAYNOR,** 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 Unit No. 302 on the plan of Normandy Place Condominiums, Phase II, 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 of record as Instrument No. 20020214-0019862, as amended by First Amendment to Master Deed of record as Instrument No. 20020523-0063131, and as shown on the Plan attached as Exhibit "E" to the aforementioned Master Deed and Exhibit "A" of the aforementioned Amendment to Master Deed, together with the undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed, all to which reference is hereby made for a more complete description.

Being the same property conveyed to Eric C. Patterson, unmarried by Warranty deed from Dora Sztipanovits nka Dora Mathe and Janos Mathe, wife and husband of record in Instrument No. 20141219-0116321 Register's Office for Davidson County, Tennessee, dated December 15, 2014 and recorded on December 19, 2014.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 1835, Page 10, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 4984, Page 815, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Normandy Place Condominiums of record in Instrument Number 20020214-0019862 and amended by Instrument No. 20020523-0063131, and further amended in Instrument No. 20101004-0079010 and Instrument No. 20120628-0056775, Register's Office for Davidson County, Tennessee.
- Charter for Normandy Place Condo Association of record in Instrument Number 20020114-0005489, in the Register's Office for Davidson County, Tennessee.
- Amendment to the Rules and Regulations for Normandy Place Condominiums of record in Instrument Number 20080222-0017616, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area by Quitclaim Deed of record in Instrument Number 20041230-0155033, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3207, Page 526 and Book 3027, Page 536, in the Register's Office for Davidson County, Tennessee.
- Utility Easement of record in Instrument Number 20080222-0017558, 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: **3597 Normandy Circle Place S, #302, 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 8th DAY OF JUNE, 2020.

Eric C. Patterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIC C. PATTERSON, 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 8th of June, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212