2418

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 365,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE19th DAY OF June, 2020.

Notary Public
COMMISSION EXPIRES: 3-7-23

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 423292 DEEDWARR
06/22/2020 04:07:30 PM 2 pgs
Fees: $13.00 Taxes: $1,350.50
20200622-0067086

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Gallentine Sandra Gallentine	NEW OWNER	104-01-0B-052.00-C
(NAME)	(NAME)	
404 Normandy Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Michael Chase Brookshire and Lauren Marie Brookshire husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Gallentine and Sandra Gallentine, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A 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. 404 on Lot No. 27 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 in Instrument No. 20020214-0019862, as amended in Instrument No. 20020523-0063131, Instrument No. 20080222-0017616 and Instrument No. 20101004-0079010, in the Register's Office for Davidson County, Tennessee, including without limitation the ByLaws appended thereto, 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 own on Exhibit "E" to the First Amendment to Master Deed, of record in Instrument No. 20020523-0063131, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Michael Chase Brookshire, an unmarried man by Deed dated June 29, 2018 from Margaret McLoughlin, unmarried, recorded July 2, 2018, in Instrument Number 201807020063512, in the Official Records of Davidson County, Tennessee. The said Michael Chase Brookshire is now married to Lauren Marie Brookshire.

The said Lauren Marie Brookshire, wife of the said Michael Chase Brookshire, joins in this conveyance for the purpose of conveying any and all right, title or interet that she may have in subject property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 404 Normandy Circle (House Number) (Street) | (P.O. Address) | Nashville, TN (City or Town) | 37209 (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs. successors and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs, successors 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 our hands this 19th day of June, 2020.

Michael Chase Brookshire

Lauren Marie Brookshire

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Michael Chase Brookshire and Lauren Marie Brookshire, 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 as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 19th day of June, 2020.

Commission Expires: 3-7-2023

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that th is a true and correct copy of the original document executed and authenticated according to law.

Signer's Name

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county ar state, Ernest D. Bennett, III, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Name

Signer's Name

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL