Boy 36

WARRANTY DEED

Karen Johnson Davidson County
Batch# 697466 DEEDWARR
08/13/2021 02:46:24 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20210813-0109795

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $400,000.00.

Stephanie Wigger
Affiant

Subscribed and sworn to me on August 13, 2021.

NOTARY PUBLIC

My Commission Expires: 5/5/25

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 05, 2025

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #35011

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Michael B. Putz, Trustee 380 Normandy Circle Nashville, TN 37209	NEW OWNER	104-1-B-124.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Michael Wigger and Stephanie Wigger, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Michael B. Putz, Trustee, or any successor Trustee, of the Michael B. Putz Living Trust, dated February 22, 2006., hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A Condominium Apartment in Davidson County, Tennessee, Being Unit No. 380 on Lot No. 21 of Normandy Place Condominiums, a Horizontal Property Regime Pursuant to the Tennessee Horizontal Property Act, as shown on the Exhibit "E" to the Master Deed of record as Instrument No. 20020214-0019862 and as shown on Exhibit "A" to the First Amendment to the Master Deed in Instrument No. 20020523-0063131, Register's Office for said County, to which source reference is hereby made for more complete details of Description, together with the said Apartments Appurtenant undivided interest in the General and Limited Common Elements of the Condominium.

Being the same property conveyed to Stephanie Fornabaio, unmarried and Michael Wigger, unmarried, Both as Tenants in Common with the Right of Survivorship by Warranty Deed from Diane L. Weber and Terrance J. Weber, wife and husband, dated November 11, 2013, and recorded November 14, 2013, as Instrument No. 20131114-0117984, Register's Office for Davidson County, Tennessee. The said Stephanie Fornabaio now known as Stephanie Wigger.

The conveyance of the above-described parcel of land is subject to the following:

1. 2021 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. All matters appearing on the Plan of record as Book 1835, page 10, Registers Office for Davidson County, Tennessee.
3. Amended Rules and Regulations for Normandy Place Condominiums recorded as Instrument No. 20080222-0017616, Registers Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3027, page 526 and Book 3027, page 536, Register's Office for Davidson County, Tennessee,
5. Underground Utility Easement of record in Instrument No. 20080222-0017558, Registers Office for Davidson County, Tennessee.

6. Easement for the purposes of laying, constructing, maintaining, operating and repairing a sanitation sewer line of record in Book 4218, page 818, Register's Office for Davidson County, Tennessee.
7. Encroachment Easement of record in Instrument No. 20140710-0000933, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 380 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 GRANTEES, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 13th day of August 2021.

Michael Wigger By Stephanie Wigger, Attorney In Fact
Michael Wigger
By: Stephanie Wigger, Attorney In Fact

Stephanie Wigger
Stephanie Wigger

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 13, 2021, before me personally appeared Stephanie Wigger to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on August 13, 2021.

Tonia A. Bricker
NOTARY PUBLIC

TODD A. BRICKER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 05, 2025

My Commission Expires: 5/5/25

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephanie Wigger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Michael Wigger, as his Attorney in Fact, as the free act and deed of the within named Michael Wigger.

Witness my hand and official seal this 13th day of August 2021.

Tonia A. Bricker
NOTARY PUBLIC

TODD A. BRICKER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 05, 2025

My Commission Expires: 5/5/25