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Davidson County DEEDWARR
Recvd: 12/18/08 10:44 2 pgs
Fees:13.00 Taxes:851.00

20081218-0121095

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson
The actual consideration or value, whichever is greater, for this transfer is $230,000.00

Catherine Ragsdale
Affiant

Subscribed and sworn to before me, this 15th day of December, 2008.

Ann M. Ledet
Notary Public
My commission expires: 7/01/09

ANN M. LEDET
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

03-0812-35718

Address of New Owner:	Send Tax Bills to:	Tax Information
Nicholas Kottenstette 1005 Percy Warner Blvd. Nashville TN 37205	P.O. Box 79041 Baltimore,,MD 21279-0041	129-12-0-058

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, William R. Candler, unmarried, and Jayne McCullough Candler, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Nicholas Kottenstette and wife, Maryellen Kottenstette, hereinafter called the Grantees, their 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 Lot No. 263 on the Plan of Warner Park Valley, Section I, Revised, of record in Book 3600, Pages 12-14, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William R. Candler and wife, Jane McCullough Cander by deed from H. John White and wife, Mildred B. White, dated April 25, 1985, recorded April 29, 1985, of record in Book 6543, Page 315, Register's Office for Davidson County, Tennessee. William R. Candler and Jane McCullough Candler having since divorced.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1005 Percy Warner Blvd., Nashville, TN 37205

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. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 15th day of December, 2008.

William R. Candler

Jayne McCullough Candler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William R. Candler and Jayne McCullough Candler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 15th day of December, 2008.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

