Return to : Bridgehouse Title

(1)

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30451-02-2012** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $510,000.00. Affiant Subscribed and sworn to before me this 13th day of April, 2012. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: J. Dixon Witherspoon Wanda S. Witherspoon 5204 Shenandoah Court Nashville, TN 37220	**Send Tax Bills To:** First Community Mortgage 275 Robert Rose Dr. Murfreesboro, TN 37129	**Tax Information:** Map and Parcel No.: 145 150 A 02700 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **H. Todd Kaestner and wife, Susan Brown Kaestner**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **J. Dixon Witherspoon, Sr. and wife, Wanda S. Witherspoon** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5204 Shenandoah Court, Nashville, TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 13th day of April, 2012.

H. Todd Kaestner

Susan Brown Kaestner

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **H. Todd Kaestner and Susan Brown Kaestner**, 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, at office, this 13th day of April, 2012.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans:T20120028307 DEEDWARR
Recvd: 04/18/12 14:14 2 pgs
Fees:13.00 Taxes:1887.00
20120418-0033240

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 2-A, together with the appurtenant interest in the common elements of Stratford Place Residential Condominiums, a horizontal property regime established by Master Deed of record in Book 6472, page 47, amended in Book 7140, page 592, rerecorded in Book 7234, page 801, amended in Book 7353, page 472, Book 7426, page 234, Book 7756, page 116, Book 7903, page 652, and Instrument No. 20040402-0037662, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Fourth Amendment to Master Deed in Book 7756, page 116, and being located upon Lot No. 2 on the Plan of Revised Stratford Place, of record in Plat Book 6250, page 560, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to H. Todd Kaestner by deed dated January 4, 1993, from Domenico Nicola Panaccio, a single person, of record in Book 8832, page 191, and rerecorded in Book 8845, page 325, Register's Office for Davidson County, Tennessee. By quitclaim deed in Instrument No. 20070718-0085240, said Register's Office, H. Todd Kaester conveyed a 50% undivided interest in subject property to Susan Brown Kaestner to create a tenancy in common.

This conveyance is made subject to:

1. Taxes for the year 2012, a lien, but not yet due and payable, which have been prorated and assumed by the Grantee.
2. Charter of Incorporation of Stratford Place Residential Condominiums of record in Book 6912, page 395, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Stratford Place Residential Condominiums, of record in Book 6472, page 47, amended in Book 7140, page 592, rerecorded in Book 7234, page 801, amended in Book 7353, page 472, Book 7426, page 234, Book 7756, page 116, Book 7903, page 652, and Instrument No. 20040402-0037662, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 6250, page 560, Register's Office for Davidson County, Tennessee.
5. Easement for right of way of Otter Creek Road of record in Book 1260, page 518, Register's Office for Davidson County, Tennessee.
6. Easement for water main of record in Book 6150, page 341, Register's Office for Davidson County, Tennessee.
7. Easement for right of way to South Central Bell Telephone Company of record in Book 6507, page 851, Register's Office for Davidson County, Tennessee.
8. Agreement to maintain a private access drive recorded in Book 6430, page 601, Register's Office for Davidson County, Tennessee.