THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $***170,000.00.

Affiant

BILL GARRETT, Davidson County
Trans:T20120040689 DEEDWARR
Recvd: 06/04/12 10:04 2 pgs
Fees:13.00 Taxes:629.00
20120604-0048143

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me this 18th day of May, 2012.

Notary Public

My Commission Expires: 8.20.13

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP & PARCEL NOS. |
|---|---|---|
| Witherspoon Investments, LTD<br>1803 Broadway #514<br>Nashville, TN 37203 | Witherspoon Investments, LTD | MAP 092-16-0 D<br>PARCEL 514.00 CO |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Thousand and 00/100 Dollars ($***170,000.00) cash in hand paid, the receipt of which is hereby acknowledged, Ceredo Properties, LLC, a Tennessee limited liability company, (hereinafter called the "GRANTOR"), has bargained and sold, and by these presents do transfer and convey unto Witherspoon Investments, LTD (hereinafter called the "GRANTEE"), its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING a condominium apartment unit located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit No. 514 of The Bristol on Broadway, a Condominium Development, as set out in Master Deed of record as Instrument No. 20050517-0055639 in the Register's Office for Davidson County, Tennessee, together with all right, title and interest relating to said unit as prescribed and set forth in said Master Deed and all recorded amendments and exhibits thereto, which by reference are incorporated herein and made a part hereof, together with a .41% interest in the common elements as provided for in said Master Deed and together with parking stall #169.

BEING the same property conveyed to Ceredo Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed dated August 24, 2006, from L. Douglas Curnutte, married, and Karen W. Curnutte, married, of record as Instrument No. 20060901-0108148 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1803 Broadway #514, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Master Deed of The Bristol on Broadway of record as Instrument No. 20050517-0055639 in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF, the GRANTOR by a Member has executed this instrument on this the 18th day of May, 2012.

CEREDO PROPERTIES, LLC

By: _____
Steve Curnutte, Member

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Steve Curnutte, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Ceredo Properties, LLC, the within named bargainor, a limited liability company, and that he as such Member executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by himself as Member.

WITNESS my hand and official seal this 18th day of May, 2012.

_____
Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY