File Box 9-B

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. 31521-11-2013**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $620,000.00. Affiant Subscribed and sworn to before me this 22nd day of November, 2013. Notary Public My Commission Expires:

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: Robert N. Johnson, Cindy T. Johnson 5308 Otter Creek Court Brentwood, TN 37027	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 145 150 A 00600 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, **William D. Jones, Jr. and wife, Merrily M. Jones**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert N. Johnson and wife, Cindy T. Johnson** ("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 5308 Otter Creek Court, Brentwood, TN 37027

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.

BILL GARRETT, Davidson County
Trans:T20130099636 DEEDWARR
Recvd: 11/25/13 11:07 3 pgs
Fees:18.00 Taxes:2294.00

20131125-0120842

IN WITNESS WHEREOF, Grantor has executed this instrument on the 22nd day of November, 2013.

William D. Jones, Jr.

Merrily M. Jones

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **William D. Jones, Jr. and Merrily M. Jones**, 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 22nd day of November, 2013.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 12-B, together with the appurtenant interest in the common elements of Stratford Place Residential Condominiums horizontal property regime established by Master Deed, of record in Book 6472, page 47, amended in Book 7140, page 592, re-recorded in Book 7234, page 801, Book 7353, page 472, Book 7426, page 234, Book 7756, page 116, Book 7903, page 652, Instrument No. 20040402-0037662 and Instrument No. 20130425-0041343, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit A to the Second Amendment to Master Deed in Book 7353, page 472, said Register's Office, and being located upon Lot No. 12 on the Plan of Revised Plan of Stratford Place of record in Plat Book 6250, page 560, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William D. Jones, Jr. and wife, Merrily M. Jones, by deed from Linda Lane and husband, Richard L. Garrett, of record as Instrument No. 20080724-0076083, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 145 150 A 00600 CO.
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, re-recorded in Book 7234, page 801, Book 7353, page 472, Book 7426, page 234, Book 7756, page 116 Book 7903, page 652, Instrument No. 20040402-0037662 and Instrument No. 20130425-0041343, 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. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. Easement of record in Book 1260, page 518, Register's Office for Davidson County, Tennessee.
7. Agreement to Maintain recorded in Book 6430, page 601, Register's Office for Davidson County, Tennessee.