THIS INSTRUMENT PREPARED BY:

LAW OFFICE OF DAVID A. CHILDRESS
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

Karen Johnson Davidson County
Batch# 206111 DEEDWARR
03/15/2019 08:37:30 AM 5 pgs
Fees: $28.00 Taxes: $2,496.87
20190315-0023640

Address New Owner(s) As Follows:	Send Tax Bills To:	Parcel ID Number
Larry Edmondson, et ux 5213 Shenandoah Court Nashville, Tennessee 37220	New Owner	145-15-0A-034.00CO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $674,830.00.

Affiant

Subscribed and sworn to before me, this the 14 day of March 2019.

Notary Public
My Comm. Expires: 5.2.2022

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

JOSEPH M. HUFFAKER, as EXECUTOR OF THE ESTATE OF DAISY B. HUFFAKER, deceased,

hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto

LARRY EDMONDSON and wife, DEBBIE EDMONDSON

hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described in Exhibit "A" hereto.

BEING improved property known as 5213 Shenandoah Court, Nashville, Tennessee 37220.

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 GRANTOR covenants with the said GRANTEES that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors 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, except as set out in Exhibit "A" hereto.

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 6th day of March 2019.

Joseph M. Huffaker, as Executor of the Estate
of Daisy B. Huffaker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JOSEPH M. HUFFAKER, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the court appointed Executor for the Estate of Daisy B. Huffaker, the within named bargainor, and that he as such Executor, being authorized to do so, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand at office, this 6th day of March 2019.

Notary Public

My Commission Expires: March 8, 2021

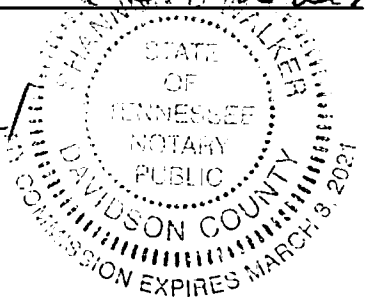


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 5-B, 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, Instrument No. 20040402-0037662, Instrument No. 20130425-0041343, Instrument No. 20161118-0122027, as corrected by Scrivener's Affidavit of record in 20161216-0132255, and First Amendment to the Bylaws, recorded in Instrument No. 20180213-0014344, 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 5-B on the Plan of Revised Stratford Place, of record in Plat Book 6250, Page 560, Register's Office for Davidson County, Tennessee.

Together with a permanent appurtenant easement for the encroachment of the driveway serving Unit 5-B of record in Book 10382, Page 575, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed from DAVID T. HOBBS and wife, KATHRYN G. HOBBS to JAMES A. HUFFAKER and wife, DAISY S. HUFFAKER, dated March 7, 1997, of record in Book 10382, Page 566, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed from JAMES A. HUFFAKER to DAISY B. HUFFAKER, dated September 10, 1999, of record in Book 11666, Page 281, Register's Office for Davidson County, Tennessee. DAISY B. HUFFAKER having since died on or about September 18, 2017. JAMES A. HUFFAKER having since died on or about August 13, 2018.

DAISY S. HUFFAKER and DAISY B. HUFFAKER were one and the same person.

Said property is transferred subject to the following:

1. General or special taxes and assessments required to be paid in the year 2019 and subsequent years;

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, Instrument No. 20040402-0037662, Instrument No. 20130425-0041343, Instrument No. 20161118-

0122027, as corrected by Scrivener's Affidavit of record in 20161216-0132255, and First Amendment to the Bylaws, recorded in Instrument No. 20180213-0014344;

4. All matters appearing on the Plan of record as Book 6250, Page 560, Register's Office for Davidson County, Tennessee;

5. Easement to Davidson County, Tennessee for right of way of Otter Creek road of record in Book 1260, Page 518, Register's Office for Davidson County, Tennessee;

6. Agreement to maintain a private access drive recorded in Book 6430, Page 601, 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. Easement for water main of record in Book 6850, Page 341, Register's Office for Davidson County, Tennessee;

9. Deed of conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8128, Page 23, Register's Office for Davidson County, Tennessee;

10. Subject to the rights of others in and to the common elements; and

11. All applicable governmental and zoning regulations.

True Copy Certification

I, Wesley D. Turner, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

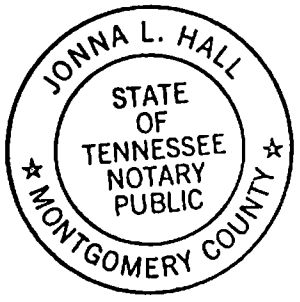
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jonna L. Hall, a notary public for this county and state, Wesley D. Turner, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/14/2019

Notary's Seal



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