WARRANTY DEED

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

JAMES A. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 1-9-11

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 5300 Maryland Way, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William R Stejskal	COUNTRYWIDE	117-03-87
(NAME)	(NAME)	
2727 Sharondale Court	1199 N FAIRFAX ST	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	ALEXANDRIA, VA 22314	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

William Thomas Grundy, John Allen Grundy, Jacquelyn Ann Galloway and Janice G. Neeley, heirs at law of William R. Grundy and wife, Ruth Ballard Grundy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William R Stejskal and wife, Jean Stejskal,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 24 on the Plan of Hillsboro Circle Subdivision, as shown on plat of record in Plat Book 1130, page 15, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to William R. Grundy and wife, Ruth Ballard Grundy by deed dated August 14, 1944 from Mary Russell Herod (formerly Mary Russell Smith) and husband, William E. Herod of record in Book 1283, Page 481, in the Register's Office for Davidson County, Tennessee.

The said William R. Grundy having since died November 26, 1992, and title being vested in Ruth Ballard Grundy as surviving tenant by the entirety. Ruth Ballard Grundy having since died May 6, 2006, and title being vested in William Thomas Grundy, John Allen Grundy, Jacquelyn Ann Galloway and Janice G. Neeley, heirs at law of William R. Grundy and Ruth Ballard Grundy, as evidenced by Affidavit of Heirship attached hereto and incorporated herein by reference.

William Thomas Grundy, John Allen Grundy, Jacquelyn Ann Galloway and Janice G. Neeley hereby warrant, covenant and certify that the aforedescribed real property is not their homestead as defined by Statue.

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2727 Sharondale Court, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, 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. 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.

Davidson County DEEDWARR
Recvd: 02/11/08 14:01 2 pgs
Fees:13.00 Taxes:777.00
20080211-0013788

Witness our hands this 5th day of February, 2008.

William Thomas Grundy

John Allen Grundy by William Thomas Grundy, Attorney in Fact

Jacquelyn Ann Galloway by William Thomas Grundy, Attorney in Fact

JAG by DTG

Janice G. Neeley by William Thomas Grundy, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby certify that on this 5th day of February, 2008, before me, a Notary Public in and for the State and County aforesaid, personally appeared William Thomas Grundy, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained. Witness my hand and official seal at Brentwood, Tennessee this 4th day of February, 2008.

Commission expires:
5-14-2011

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby certify that on this 5th day of February, 2008, before me, a Notary Public in and for the State and County aforesaid, personally appeared William Thomas Grundy, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of John Allen Grundy, as his attorney in fact and acknowledged that he executed the same as the free act and deed of said John Allen Grundy. Witness my hand and official seal at Brentwood, Tennessee this 4th day of February, 2008.

Commission expires:
5-14-2011

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby certify that on this 5th day of February, 2008, before me, a Notary Public in and for the State and County aforesaid, personally appeared William Thomas Grundy, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jacquelyn Ann Galloway, as his attorney in fact and acknowledged that he executed the same as the free act and deed of said Jacquelyn Ann Galloway. Witness my hand and official seal at Brentwood, Tennessee this 4th day of February, 2008.

Commission expires:
5-14-2011

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby certify that on this 5th day of February, 2008, before me, a Notary Public in and for the State and County aforesaid, personally appeared William Thomas Grundy, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Janice G. Neeley, as his attorney in fact and acknowledged that he executed the same as the free act and deed of said Janice G. Neeley. Witness my hand and official seal at Brentwood, Tennessee this 4th day of February, 2008.

Commission expires:
5-14-2011

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public