Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 09/24/15 11:06 3 pgs
Fees:18.00 Taxes:1628.00
20150924-0097126

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 consideration, the receipt of which is hereby acknowledged, the undersigned **John Valentine Adams and Joan Doris Adams, the Heirs at Law of Chris Adams, deceased**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Boleslav Sykora, a single person**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit B of Highway 100 Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Highway 100 Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20051230-0157012, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners and tenants of Highway 100 Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20051230-0157012, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated here by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Chris Adams, unmarried by Warranty Deed from G & M Partners, a Tennessee General Partnership, dated July 27, 2006, Register's Office for Davidson County, Tennessee. Christopher Edward John Adams aka Chris Adams having since died intestate on November 2, 2014. The undersigned John Valentine Adams and Joan Doris Adams are the sole heirs at law of said Christopher Edward John Adams.

Steven K. Wood having been appointed as Attorney-in-Fact for John Valentine Adams and Joan Doris Adams by Power of Attorneys recorded as Instrument No. 20150401-0028458 and 20150401-0028459, respectfully.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 6615 Highway 100, Nashville, TN, 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

WITNESS THE EXECUTION HEREOF this 21st day of September, 2015.

John Valentine Adams by A attny-in-fact
John Valentine Adams by Attorney in Fact, Steven K. Wood

Joan Doris Adams by A attny-in-fact
Joan Doris Adams by Attorney in Fact, Steven K. Wood

State of Tennessee)
County of Davidson)

On this 21st day of September, 2015, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Steven K. Wood, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, on behalf of John Valentine Adams and acknowledged that Steven K. Wood executed the same as the free act and deed of John Valentine Adams.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

On this 21st day of September, 2015, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Steven K. Wood, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, on behalf of Joan Doris Adams and acknowledged that Steven K. Wood executed the same as the free act and deed of Joan Doris Adams.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 440,000.00.**

Affiant

Sworn and subscribed before me on this the 21st day of September, 2015.

Notary Public

My Commission Expires: March 8, 2019

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NEW OWNER:
Boleslav Sykora
6615 Highway 100
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:
FirstBank
3325 Aspen Grove Drive
Franklin, TN 37067

TAX MAP-PARCEL #:
129-12-B-002.00

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

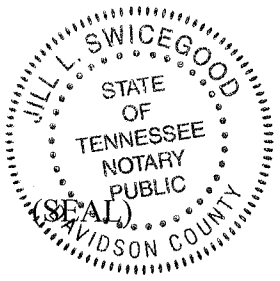
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018