BILL GARRETT, Davidson County
Trans:T20160073193 DEEDWARRSP
Recvd: 08/22/16 14:47 5 pgs
Fees:28.00 Taxes:1387.50
20160822-0087729

This Instrument prepared by
and after recording return to:
G. Miller Hogan, II, Esq.
Hawkins Hogan PLC
205 17th Avenue North, Suite 202
Nashville, TN 37203

SPECIAL WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Kristin Osmer Cantrell **807 18th Avenue North, Unit 301,** **Nashville, Tennessee 37203**	**(Same)**	**092-16-0C-301.00-CO**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **Donald J. Polak** and wife, **Janice A. Polak** (the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor, in hand paid by **Kristin Osmer Cantrell** (the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described on **Exhibit A** attached hereto and incorporated herein by this reference together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property").

This is improved property commonly known as: **807 18th Avenue North, Unit 301, Nashville, Tennessee 37203.**

This conveyance is subject to all matters set forth on **Exhibit B** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee and its successors and assigns, forever.

The Grantor, for itself and its successors and assigns covenants with the Grantee that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has committed no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind itself and its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee and his/her heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor but not further or otherwise.

IN WITNESS WHEREOF, this Special Warranty Deed is executed by the Grantor as of the 22nd day of August 2016.

GRANTORS:

Donald J. Polak

Janice A. Polak

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Donald J. Polak**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of August 2016.

Notary Public

My commission expires: MAR. 7, 2017

G. MILLER HOGAN, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Janice A. Polak**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of August 2016.

Notary Public

My commission expires: MAR. 7, 2017

G. MILLER HOGAN, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

EXHIBIT A

[Property Legal Description]

Land in Davidson County, Tennessee, being Unit No. 301, together with designated Parking Space #5, together with the appurtenant interest in the common elements of 807 Eighteenth Avenue, a horizontal property regime established by Master Deed, of record in Instrument No. 20041214-0148798, amended in Instrument No. 20041216-0149823, Instrument No. 20050504-0050222, Instrument No. 20051123-0142078, Instrument No. 20060109-0003220 and in Instrument No. 20070509-0055940, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit E to the aforementioned Master Deed.

Being the same property conveyed to DONALD J. POLAK AND JANCIE A. POLAK by deed from DOUG R. STACEY AND EMILY E. STACEY, HUSBAND AND WIFE of record in Instrument No. 20070516-0058689, dated May 4, 2007, said Register's Office.

- End of Exhibit -

EXHIBIT B

[Permitted Exceptions]

1. The lien for property taxes for the current year which are not delinquent and subsequent years.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in the Master Deed Establishing 807 Eighteenth Avenue of record in Instrument No. 20041214-0148798, amended in Instrument No. 20041216-0149823, Instrument No. 20050504-0050222, Instrument No. 20051123-0142078, Instrument No. 20060109-0003220 and in Instrument No. 20070509-0055940, said Register's Office.

3. Resolution of Board of Directors of 807 Eighteenth Avenue Homeowners Association, Inc. of record in Instrument No. 20080314-0026174, said Register's Office.

4. Boundary Line Settlement, Quitclaim Deed and Grant of Easements of record in Instrument No. 20050420-0044082, said Register's Office.

5. Assessments as set forth in the Master Deed Establishing 807 Eighteenth Avenue of record in Instrument No. 20041214-0148798, said Register's Office.

6. Easements as set forth in the Master Deed Establishing 807 Eighteenth Avenue of record in Instrument No. 20041214-0148798, said Register's Office.

- End of Exhibit -

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of this property, whichever is greater is $375,000.00.

Kristi Osmer Cahill
Affiant

Sworn to and subscribed before me on
this 22nd day of August 2016.

G. Miller Hogan II
Notary Public

My Commission Expires: MAR-7 2017

