WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/27/17 10:53 4 pgs
Fees:23.00 Taxes:1779.70

20170127-0009023

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $481,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of January, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/19/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Martha Suzanne Hartness	Martha Suzanne Hartness	129120B00200CO
(NAME)	(NAME)	
6615 Highway 100	6615 Highway 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Boleslav Sykora Eva Renata Sykora, joint tenants with right of survivorship**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Martha Suzanne Hartness, unmarried**, hereinafter called the GRANTEE(S), her heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of 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 in 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. 200512300157012, as amended in Instrument No. 200607240089034, in the Registers 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. 200512300157012, as amended in Instrument No. 200607240089034, 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 Boleslav Sykora and Eva Renata Sykora, joint tenants with right of survivorship by Quit Claim Deed, dated September 1, 2015, from Boleslav Sykora, of record in Instrument No. 201509240097128, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Book 2663, Page 103; (2) Restrictions of record in Instrument 200512300157012; (3) Restrictions of record in Instrument 200607240089034, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 6615 Highway 100, Nashville, TN 37205
(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 GRANTEE(S), her heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), her heirs and/or 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 our hands this 20 day of January, 2017.

Boleslav Sykora

Eva Renata Sykora

State of Ontario
County of Toronto

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Boleslav Sykora, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 25th day of January, 2017.

Notary Public
My Commission Expires: n/a PERMANENT COMMISSION

Eran Gevantschniter
Barrister & Solicitor
Commissioner & Notary Public
1 Dundas Street West, Suite 2500
Toronto, ON. Canada, M5G 1Z3

Eva Renata Sykora
EVA RENATA SYKORA

Province
State of British Columbia, Canada.
County of Westminster

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eva Renata Sykora, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 23rd day of January, 2017.

B Shergill
Notary Public
My Commission Expires: PERMANENT COMMISSION

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

BRENDA (BALBIR KAUR) SHERGILL
– Notary Public –
170-20728 Willoughby Town Centre Dr.
Langley, BC V2Y 0P3
Tel. 604-371-3200 Fx. 604-371-3201

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.

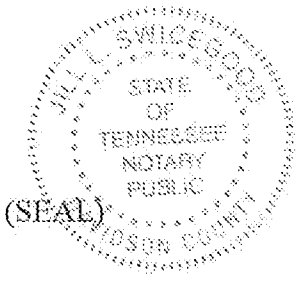
Attorney or Custodian

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)

Notary Public

My Commission Expires: Sept 10, 2018