THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 170311176**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $115,000.00. Affiant Subscribed and sworn to before me, this 24th day of March, 2017. Notary Public My Commission Expires: 01/17/21

BILL GARRETT, Davidson County
Trans:T20170026526 DEEDWARR
Recvd: 03/29/17 14:06 2 pgs
Fees:13.00 Taxes:425.50
20170329-0030665

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Jean Kolljeski Michael Kolljeski 5515 Country Drive, 57 Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 162-05-0C-057.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Russell Heidenreich, n/k/a Russell Cross, and Margaret Canfield, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jean Kolljeski and Michael Kolljeski, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment, being Townhouse No. 57 on the plan of Hickory Valley Condominiums, a horizontal property regime of record in Book 4460, page 27, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Russell Heidenreich and Margaret Canfield, husband and wife by Warranty deed from B&B Management Services, LLC of record in Instrument No. 20121002-0089838 Register's Office for Davidson County, Tennessee, dated September 28, 2012 and recorded on October 02, 2012.

The said Russell Heidenreich changed his name to Russell Cross in Case No. 2014MSC197247, Probate Court of Cuyahoga County, Ohio.

The execution of this instrument is effected by the signature of Russell Cross as Attorney-in-fact for Margaret Canfield, which Power of Attorney is recorded in Instrument No 20170329-0030664 in said Register's office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4460, Page 27, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter

established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hickory Valley Condominiums of record in Book 4521, Page 574, as amended in Book 5001, Page 394, Book 8466, Page 263 and Book 10597, Page 675, and as corrected in Book 10645, Page 743, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 4521, Page 582, amended in Book 10597, Page 703, rerecorded in Book 10645, Page 774, Register's Office for Davidson, County, Tennessee.

Charter for Hickory Valley Condominiums of record in Book 9512, Page 312, in the Register's Office for Davidson County, Tennessee.

Access easement of record in Book 4842, Page 979 and Book 5606, Page 663, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 5515 Country Drive, 57 Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of March, 2017.

n/k/a R Cross — Margaret Canfield by R Cross

Russell Heidenreich, n/k/a Russell Cross

Margaret Canfield by Russell Cross as Attorney-in-fact ATTORNEY IN FACT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Russell Heidenreich, n/k/a Russell Cross, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of March, 2017.

Nathan L. Powers
Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Russell Cross, with whom I am personally acquainted, and who acknowledged that he is the Attorney-in-fact for Margaret Canfield of the maker or constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24th day of March, 2017.

Nathan L. Powers
Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY