(1)

WARRANTY DEED

Bill Garrett Davidson County
Batch# 29985 **DEEDWARR**
11/27/2017 02:41:19 PM 2 pgs
Fees: $13.00 Taxes: $1,346.80

20171127-0120692

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 8-23-2019

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $364,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of November, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Todd Graddy	Regions Bank d/b/a Regions Mortgage	160-16-0-037.00
(NAME)	(NAME)	
5717 Spring House Way	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Birmingham, AL 35244	
(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, **Jeanne M. Stejskal, Executor for The Estate of Donald E. Cesnik,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Todd Graddy and Melinda Graddy, husband and wife,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 203 on the Plan of A Resubdivsion of Lots 200-204, Phase 4, Hearthstone, as of record Plat Book 6050, page 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Donald E. Cesnik and wife, Margaret A. Cesnik, by Warranty Deed from Radnor Homes, Inc., dated June 1, 1984, of record in Book 6309, page 965, Register's Office for Davidson County, Tennessee. Margaret A. Cesnik died leaving Donald E. Cesnik as the surviving tenant by the entirety. Donald E. Cesnik having since died and by his Last Will and Testament Jeanne Stejskal as Executor was given power to sell the real property as shown in Case No. 17P468 in the Chancery Court, Davidson County, Tennessee, Probate Division.

unimproved ☐

This is improved ☑ property, known as 5717 Spring House Way, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantors; All matters appearing on the Plan of record in Book 6050, page 16; Restrictions of record in Book 5409, page 485; Book 5479, page 422; Book 5802, page 577; Book 5963, page 286; Book 6140, page 75; Book 6140, page 81 and Book 6293, page 894; Easement for signage of record in Book 7318, page 576; all of record in the Register's Office for Davidson County, Tennessee.

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.

Witness this 3rd day of November, 2017.

Jeanne M. Stejskal, Executor

State of Tennessee
County of Williamson

*Executor

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Jeanne M. Stejskal* with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 3rd day of November, 2017.

Notary Public
My Commission Expires: _____

File No.: 26438

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019