Davidson County
DEEDWARR
05/09/2018 12:43:23 PM 2 pgs
Fees: $13.00 Taxes: $906.50
20180509-0044496

This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is $245,000.00 which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20180667	Affiant Sworn to and subscribed before me this 4 day of May, 2018. Notary Public My Commission Expires. 9-20-21
After Recording Return To The Above.	

CHRISTOPHER BUCKLEY BUTLER STATE OF TENNESSEE NOTARY PUBLIC WILSON CO.

WARRANTY DEED

THIS INDENTURE, made this ____ day of May, 2018, among:

TIMOTHY J. SEDLAK, A SINGLE PERSON

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

CYDNEY BETH SMITH, AN UNMARRIED WOMAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Unit No. 220 and Parking Space 148, 5th and Main Condominiums, as established under the Master Deed of record in Instrument No. 20060630-0078751, as amended in Instrument No. 20070104-0001656, Instrument No. 20070424-0048607, Instrument No. 20080411-0036927, Instrument No. 20080512-0048553, Instrument No. 20081120-0114262, Instrument No. 20110921-0073283, Instrument No. 20111129-0092827, Instrument No. 20120409-0095419, Instrument No. 20130911-0096032 and in Instrument No. 20140804-0069914, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete description and placement of said Unit and Parking Space.

Being the same property conveyed to Timothy J. Sedlak, a single person by Warranty deed from Heath M. Adams, a single person of record in Instrument No. 20160119-0004895 Register's Office for Davidson County, Tennessee, dated January 15, 2016 and recorded on January 19, 2016. (Value of consideration shown in aforementioned deed $222,000.00.) Being also known as 2115 Yeaman Place Unit 220 Nashville, Tennessee 37206.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Timothy J. Sedlak

Timothy J. Sedlak

State of Tennessee
County of District of Columbia

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

Witness my hand and official seal this 02 day of May, 2018.

Notary Public
My Commission Expires: NOV 14, 2020

Owner Name & Property Address:

Name: Cydney Beth Smith
Address: 2115 Yeaman Place Unit 220
City, State, Zip: Nashville, TN 37206

Responsible Party For Taxes:

Name: BancorpSouth Bank
Address: PO Box 3356
City, State, Zip: Tupelo, MS 38803-3356

Tax ID: 082-15-0A-032.00-CO