Bill Garrett Davidson County
Batch# 107420 DEEDWARR
06/22/2018 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $516.15
20180622-0060340

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $139,500.00.

Affiant

Subscribed and sworn to me on June 21, 2018.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 07, 2021

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31668

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kate E. Dwyer 320 Cherry Street Madison, TN 37115	Kate E. Dwyer 320 Cherry Street Madison, TN 37115	-043-13-0-275.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, William R. Stejskal and Ramona Stejskal, as the sole heirs at law of Tari E. Santana, unmarried, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Kate E. Dwyer, an unmarried woman, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 24, Block "C" on the plan of Crittenden Estates, of record in Book 974, Page 69, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 24 fronts 50 feet on the south side of Cherry Street and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Tari E. Santana, unmarried by Warranty Deed from Southern Home Rescue, G.P of record in Instrument No. 20070730-0089983, Register's Office for Davidson County, Tennessee, dated July 27, 2007 and recorded on July 30, 2007. Tari E. Santana having since died December 12, 2017 and the sole and legal heirs are William R. Stejskal, father and Ramona Stejskal, mother by Affidavit of Heirship as to Tari E. Santana of record as Instrument No. 20180622-0060339, and Instrument No. 20180622-0060338, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2018 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to all matters shown on the Plan of record in Book 974, Page 69, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 320 Cherry Street, Madison, TN 37115.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 my/our hand(s) this 21st day of June, 2018.

William R. Stejskal

Ramona Stejskal

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 21, 2018, before me personally appeared William R. Stejskal and Ramona Stejskal to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on June 21, 2018.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 07, 2021

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019