Bill Garrett
Batch# 117969
07/18/2018 11:09:13 AM
Fees: $13.00 Taxes: $740.00

Davidson County
DEEDWARR
2 pgs

20180718-0069951

WARRANTY DEED

J ANDERSON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

O-P-18-700-208

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cynthia J. Stejskal	**NEW OWNER**	093-05-2B-008.00CO
(NAME)	(NAME)	
700 Church Street Apt. 208		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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 consideration, the receipt of which is hereby acknowledged, **HEATHER COOK (F/K/A HEATHER HICKS), MARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CYNTHIA J. STEJSKAL, UNMARRIED**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 208, on the Horizontal Property Regime for Bennie Dillon, a Condominium, as recorded in the Master Deed of record in Instrument No. 20051215-0150617, amended in Instrument No. 20060801-0093636, Instrument No. 20110513-0036910, Instrument No. 20120927-0087986 and Instrument No. 20121217-0116226, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Heather Hicks by Quitclaim Deed from Leo Hicks and wife, Toni Hicks dated June 15, 2006, and recorded in Instrument Number 20060623-0075180, Register's Office for Davidson County, Tennessee. The said Heather Hicks having since married and is now known as Heather Cook.

THIS HAS NEVER BEEN A MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to:
- Taxes for year 2018 and thereafter, not yet due and payable;
- Master Deed of record in Instrument No. 20051215-0150617, amended in Instrument No. 20060801-0093636, Instrument No. 20110513-0036910, Instrument No. 20120927-0087986 and Instrument No. 20121217-0116226, said Register's Office;
- Capitol Mall Redevelopment Project containing restrictive covenants, of record in Book 7423, page 374, Book 8421, page 587, Book 9208, page 613, Book 10512, page 464, Instrument No.20020626-0076795 and Instrument No. 20050124-0008719, said Register's Office;
- Memorandum of Lease of record in Book 11011, page 123, assigned in Book 11011, page 128, and Book 11477, page 85 and in Instrument No. 20050420-0044175, said Register's Office;
- Easement Agreement of record in Instrument No. 20120607-0050013, said Register's Office;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **700 Church Street Apt. 208, Nashville, Tennessee 37203**.

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), their heirs and 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), 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 the 9th DAY OF JULY, 2018.

Heather Cook by Toni Hicks POA
Heather Cook by Toni Hicks, Attorney In Fact

STATE OF AR
COUNTY OF Benton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Toni Hicks, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of HEATHER COOK, and who acknowledged he/she/they executed the same as the free act and deed of the said HEATHER COOK.

Witness my hand and official seal, this the .

Amanda J Kesner
Notary Public
My Commission Expires: 10/29/2027
(SEAL)

STATE OF ARKANSAS NOTARY PUBLIC
AMANDA J. KESNER
MY COMMISSION # 12363041
EXPIRES: October 29, 2027
Benton County

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212