Karen Johnson Davidson County
Batch# 251417 DEEDWARR
07/02/2019 09:44:30 AM 2 pgs
Fees: $13.00 Taxes: $499.50
20190702-0064328

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **135,000.00**

Affiant

Subscribed and sworn to before me, this 27th day of June, 2019.

Notary Public

My commission expires:

MELODY WEATHERS STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 07-06-2020 DAVIDSON COUNTY

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Juana C. Rodriguez	First Community Mortgage	**162-05-0-C-020.00-CO**
5515 Country Drive, Unit 20	262 Robert Rose Dr	
Nashville, TN 37211	Murfreesboro, TN 37129	

FOR AND IN 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, WE,

Elizabeth M. Stejskal

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Juana C. Rodriguez

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:

Land in Davidson County, Tennessee, being Townhouse No. 20, on the Plan of Hickory Valley Condominiums of record in Plat Book 4460, Page 27, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Elizabeth M. Stejskal, by Warranty Deed, from Martin D. Larson, dated April 16, 2014, of record in Instrument No. 20140421-0032903, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
1. Master Deed of record in Book 4659, Page 32, amended in Book 4937, Page 429 and Book 5001, Page 394, Register's Office for Davidson County, Tennessee.

2. Charter for HOA of record in Book 7980, Page 470, Register's Office for Davidson County, Tennessee.

3. Access Easement of record in Book 4842, Page 979, Book 5606, Page 633 and Book 7497, Page 740, Register's Office for Davidson County, Tennessee.

4. By Laws of record in Book 4659, Page 39, Register's Office for Davidson County, Tennessee.

5. Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 5515 Country Drive, Unit 20, Nashville, TN 37211.

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 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 my/our hand(s) this 27th day of June, 2019.

Elizabeth M. Stejskal

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Elizabeth M. Stejskal, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of June, 2019.

Notary Signature
My commission expires: 11-23-20

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON

File #: **19-125**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

True Copy Certification

I, Deliana Lawhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S. Thompson, a notary public for this county and state, Deliana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.05.19