WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $689,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2018

G-KP-14-3609

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)
Janice Jones Bandy, Trustee of The Jimmie Jones Irrevocable Trust U/A/D July 25, 2003	**Janice Jones Bandy, Trustee of The Jimmie Jones Irrevocable Trust U/A/D July 25, 2003**	
(NAME) **501 Samuels Ave., Apt. 630**	(NAME) **501 Samuels Ave., Apt. 630**	**118-14-B-1 CO**
(ADDRESS) **Fort Worth, TX 76102**	(ADDRESS) **Fort Worth, TX 76102**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **KURIO PROPERTIES, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JANICE JONES BANDY, TRUSTEE OF THE JIMMIE JONES IRREVOCABLE TRUST U/A/D JULY 25, 2003** hereinafter called the Grantee(s), their heirs 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 B of Infill Nashville Kurio Properties Cottages Caldwell Court, a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions filed in Instrument Number 20130718-0074629, Register's Office for Davidson County, Tennessee and as depicted on Exhibit B of said Declaration as filed in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to James T. Arnett, Sr. and wife, Linda W. Arnett by deed from Ruby Perryman Cooper, unmarried of record in Instrument No. 20051005-0120173 Register's Office for Davidson County, Tennessee, dated October 4, 2005 and recorded on October 5, 2005. And further being a portion of the same property conveyed to Kurio Properties, LLC by deed from James T. Arnett Sr. and wife, Linda W. Arnett of record in Instrument No. 20130424-0040794 Register's Office for Davidson County, Tennessee, dated April 22, 2013 and recorded on April 24, 2013.

This conveyance is subject to:
- Plan of record in Instrument No. 20130605-0056790 and Plan Book 1, Page 29 and Chancery Court Minute Book E, Page 564 and 565;
- Covenants, Conditions and Restrictions of record in Instrument Number 20130718-0074629;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3609 B Caldwell Court, Nashville, Tennessee 37204**.

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.

BILL GARRETT, Davidson County
Trans:T20140043453 DEEDWARR
Recvd: 06/19/14 10:29 2 pgs
Fees:13.00 Taxes:2552.63
20140619-0053546

Witness my/our hand(s) this the 11th DAY OF JUNE, 2014.

Kurio Properties, LLC

BY: _____
Pamela Kurio-Poe, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Pamela Kurio-Poe, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged herself to be the Chief Manager of Kurio Properties, LLC, the within named bargainor, a limited liability company, and that she as such Chief Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11th day of June, 2014.

_____
Notary Public

My Commission Expires: 1-9-18



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