Prepared by:
Security Title & Escrow Co., LC
1517 Hatcher Ln.
Columbia, TN 38401

BILL GARRETT, Davidson County
Trans:T20160024254 DEEDWARR
Recvd: 03/28/16 08:31 2 pgs
Fees:13.00 Taxes:1202.50
20160328-0028239

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Jeff Adams, a married man, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Deborah Bandi, Trustee of the Deborah Bandi Trust dated March 2, 2011, SECOND PARTY, which expression shall include heirs, assigns, and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged FIRST PARTY conveys unto SECOND PARTY the following described property:

LAND in Davidson County, Tennessee, being Unit 404, The Glen Condominiums, as established under master deed of record in Instrument No. 20070904-0105726, amended in Instrument Nos. 20080805-0080551, 20081029-018159, 20081112-0111695, 20081124-0115172 and 20090224-0016363, Register's Office of Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

BEING the same property conveyed to Jeff Adams by deed dated March 30, 2009 of record in Instrument No. 20090402-0029632, Register's Office of Davidson County, Tennessee.

Map & Parcel: 104080M40400 CO

Property Address: 1706 18th Ave. S., Ste. 304, Nashville, TN 37203

FIRST PARTY warrants that no other individual or entity holds any other interest in the above-described property, whether marital or otherwise. FIRST PARTY further warranty that the above-described property is not and has never been their personal residence.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized And possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 23rd day of March, 2016.

Jeff Adams

STATE OF TENNESSEE
COUNTY OF Maury

Personally appeared before me, the undersigned, Jeff Adams, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 23rd day of March, 2016.

ROBERT D. DUBOIS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires MARCH 21, 2018

Notary Public

My commission expires:
_____

STATE OF TENNESSEE
COUNTY OF _____

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $325,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of March, 2016.

ROBERT D. DUBOIS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires MARCH 21, 2018

Notary Public

My Commission expires:
_____

NEW PROPERTY OWNERS:
Deborah Bandi, Trustee
3858 W. Surrey Ct.
Rocky River, OH 44116

PERSON RESPONSIBLE FOR TAXES:
SAME