This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 1805197

Bill Garrett Davidson County
Batch# 128602 DEEDWARR
08/14/2018 10:35:55 AM 2 pgs
Fees: $13.00 Taxes: $2,589.63

20180814-0080157

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Candice Leigh Rosenkranz 2807A W. Kirkwood Ave. Nashville TN 37204	Franklin American Mortgage 6100 Tower Circle Suite 600 Franklin, TN 37067	11802001401 new Map Id # 11823N00100CO

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Vision One Properties, LLC,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Candice Rosenkranz, unmarried,** hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A established by the Declaration of Covenants, Conditions and Restrictions of 2807 Kirkwood Residences a Planned Unit Development with Private Elements of record as Instrument No. 20170118-0005330, Register's Office for Davidson county, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description and the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to Vision One Properties, LLC, by Warranty Deed from Anthony Sloss, single, Mychal Sloss, single, John H. Sloss, single and Matthew N. Sloss, single, dated 7/8/2016 and recorded 7/15/2016, of record in Instrument No. 20160715-0072943, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2018 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, his heirs and assigns, forever;

AND **Vision One Properties, LLC,** do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Vision One Properties, LLC,** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: 2807A W Kirkwood Ave., Nashville, TN 37204

Executed on this 30th day of July , 2018.

Vision One Properties, LLC

Elizabeth Janicak FOR VISION ONE PROPERTIES
By Elizabeth Janicak, officer

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared **Elizabeth Janicak**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself as a Officer of **Vision One Properties, LLC**, the within named bargainor, a company, and that she as such a Officer executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as an Officer with full power and authority.

Witness my hand this 30th day of July , 2018.

EDWARD B. BALDWIN, III NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 1/8/19

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $699,900.00

Affiant

Sworn to and subscribed to me, the undersigned, 30th day of July , 2018.

Notary Public

My Commission Expires: 1/8/19

EDWARD B. BALDWIN, III NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON