Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

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

File # 1805271

Bill Garrett Davidson County
Batch# 129202 DEEDWARR
08/15/2018 12:03:02 PM 2 pgs
Fees: $13.00 Taxes: $2,904.50

20180815-0080819

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Jennifer Larson and Andrew Coe 2816 A West Kirkwood Nashville, TN 37204	New Owner	118-02-3M-001.00CO

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 Jennifer Larson, unmarried and Andrew Coe, unmarried, as joint tenants with right of survivorship, 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" , on the Horizontal Property Regime for 2816 Kirkwood Residences, a Planned Unit Development (with Private Elements), as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20161216-0132122 and corrected by Scrivener's Affidavit of record in Instrument No. 20161220-0133441, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.
Amendment to the Declaration of Covenants, Conditions and Restrictions recorded in Instrument Number 20180815-0080818, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to STEVE JANICAK and wife, ELIZABETH JANICAK, by deed from WILLIAM E. SHOUP and wife, DONNA G. SHOUP, of record in Instrument NO. 20160617-0061575, dated May 27, 2016 , said Register's Office.
STEVE JANICAK and wife, ELIZABETH JANICAK conveyed their interest to VISION ONE PROPERTIES, LLC, by quitclaim deed of record in Instrument No. 20160803-0080415, dated July 31, 2016, said Register's Office.

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: 2816 A West Kirkwood Avenue, Nashville, Tennessee, 37204

Executed on this 10th day of August , 2018.

Vision One Properties, LLC

Elizabeth Janicak

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 10th day of August , 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 $785,000.00

Affiant

Sworn to and subscribed to me, the undersigned, 10th day of August , 2018.

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

Notary Public

My Commission Expires: 1/8/19