Record & Return to:
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-3092

Karen Y Johnson Davidson County
Batch# 162539 DEEDWARR
11/20/2018 09:58:40 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00

20181120-0114056

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $350,000.00

Affiant

Subscribed and sworn to before me, this the 16th day of November, 2018

Notary Public
My Commission Expires: 4-28-19

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires APRIL 28, 2019

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Madding Mcfadden 2944 Primrose Circle Nashville, TN 37212	CapStar Bank 2002 Richard Jones Road Suite 300A Nashville, TN 37215	117-4-349.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Brian Bandas and Kelly Barons Bandas, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Madding Mcfadden, a single woman**, hereinafter called the Grantee(s), his/her/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 part of Lot No. 4, Block "B", Belmont Terrace, Annex No. 4, as shown on plat appearing of record in Book 974, page 97, in the Register's Office for Davidson County, Tennessee.

Said portion of Lot No. 4 fronts 65 feet on the southerly margin of Primrose Circle and extends back 77.9 feet on the northwesterly line and 80.0 feet on the southeasterly line to a dead line in the rear measuring 65 feet thereon, as described according to a survey by John Kohl and Company, P.C., TNRLS No. 100, dated November 24, 1986.

Being the same property conveyed to Brian Bandas and Kelly Barons Bandas, husband and wife by Quitclaim Deed from Brian Bandas, a married man, who acquired title without marital status, dated October 15, 2012, recorded November 6, 2012, of record in Instrument No. 20121106-0102192, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Brian Bandas by Warranty Deed from Kent Krause, dated April 28, 2010, recorded May 17, 2010, of record in Instrument No. 20100517-0037524, said Register's Office.

This Instrument executed on behalf of Kelly Baron Bandas ("Principal") by Brian Bandas pursuant to the Power of Attorney of record Instrument Number 20181120-0114055, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is ☒ improved or ☐ unimproved property located at: **2944 Primrose Circle, Nashville, TN 37212**
.

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of November, 2018.

GRANTOR:

✓ _____
Brian Bandas

✓ /Kelly Barons Bandas by Brian Bandas, her attorney-in-fact
Kelly Barons Bandas by Brian Bandas, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brian Bandas, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of November, 2018.

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires APRIL 28, 2019

_____
Notary Public
My Commission expires: 4-28-19

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brian Bandas the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Kelly Barons Bandas ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 16th day of November, 2018.

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires APRIL 28, 2019

_____
Notary Public
My Commission expires: 4-28-19

EXHIBIT "A"
TO Warranty Deed
From: Brian Bandas and Kelly Barons Bandas
To: Madding Mcfadden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant-Brian Bandas

WITNESS my hand and seal at office this 16th day of November, 2018.

Notary Public
My Commission Expires: 4-28-19

DEBORAH L. BISSELL
STATE OF TENNESSEE
NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019